Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

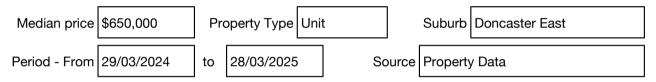
9/16 Bullen Street, Doncaster East Vic 3109

Indicative selling price

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		price see	consumer.vic.gov.au	/ under guoting

Single price \$559,000

Median sale price



Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	313/7 Berkeley St DONCASTER 3108	\$550,000	16/01/2025
2	208/8 Hepburn Rd DONCASTER 3108	\$530,800	07/11/2024
3	308/8 Hepburn Rd DONCASTER 3108	\$550,000	28/10/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

29/03/2025 14:35







Property Type: Flat/Unit/Apartment (Res) Agent Comments

Indicative Selling Price \$559.000 **Median Unit Price** 29/03/2024 - 28/03/2025: \$650,000

Comparable Properties



313/7 Berkeley St DONCASTER 3108 (REI/VG)



Price: \$550,000 Method: Private Sale Date: 16/01/2025 Property Type: Apartment

208/8 Hepburn Rd DONCASTER 3108 (REI/VG) 2

Agent Comments



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Agent Comments

Price: \$530,800 Method: Private Sale Date: 07/11/2024 Property Type: Apartment



308/8 Hepburn Rd DONCASTER 3108 (REI/VG) A ÷ 1 2 2

Agent Comments

Price: \$550,000 Method: Private Sale Date: 28/10/2024 Property Type: Apartment

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



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