

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

109/8 HEPBURN ROAD DONCASTER VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$495,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

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 6 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

117/8 HEPBURN ROAD DONCASTER VIC 3108	\$512,300	27-Sep-22
105/18 BERKELEY STREET DONCASTER VIC 3108	\$500,000	16-Jul-22
403/18 BERKELEY STREET DONCASTER VIC 3108	\$515,000	03-Dec-22

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 6 months.~~

This Statement of Information was prepared on: 14 March 2023



**117/8 HEPBURN ROAD
DONCASTER VIC 3108**

2 2 1

Sold Price

\$512,300

Sold Date **27-Sep-22**

Distance

0km



**105/18 BERKELEY STREET
DONCASTER VIC 3108**

2 2 1

Sold Price

\$500,000

Sold Date **16-Jul-22**

Distance

0.38km



**403/18 BERKELEY STREET
DONCASTER VIC 3108**

2 2 2

Sold Price

\$515,000

Sold Date **03-Dec-22**

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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