

# 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 113/8-12 Hepburn Road, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$435,000 & \$475,000

### Median sale price

Median price \$680,000 Property Type Unit Suburb Doncaster

Period - From 01/04/2024 to 30/06/2024 Source REIV

### 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	311/8 Hepburn Rd DONCASTER 3108	\$410,000	13/08/2024
2	624/642 Doncaster Rd DONCASTER 3108	\$445,000	24/06/2024
3	313/8 Hepburn Rd DONCASTER 3108	\$391,800	01/04/2024

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: 22/08/2024 12:47



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**Property Type:** Apartment

**Land Size:** 1 sqm approx

Agent Comments

**Indicative Selling Price**

\$435,000 - \$475,000

**Median Unit Price**

June quarter 2024: \$680,000

## Comparable Properties



311/8 Hepburn Rd DONCASTER 3108 (REI)

Agent Comments

 1    1    1

**Price:** \$410,000

**Method:** Private Sale

**Date:** 13/08/2024

**Property Type:** Apartment



624/642 Doncaster Rd DONCASTER 3108 (REI) Agent Comments

 1    1    -

**Price:** \$445,000

**Method:** Private Sale

**Date:** 24/06/2024

**Property Type:** Apartment



313/8 Hepburn Rd DONCASTER 3108 (REI/VG) Agent Comments

 1    1    1

**Price:** \$391,800

**Method:** Private Sale

**Date:** 01/04/2024

**Property Type:** Apartment

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