

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

210/18 BERKELEY STREET 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,500

Property type

Unit

Suburb

Doncaster

Period-from

01 Sep 2022

to

31 Aug 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

508/642 DONCASTER ROAD DONCASTER VIC 3108	\$630,000	05-Jun-23
604/642 DONCASTER ROAD DONCASTER VIC 3108	\$570,000	24-May-23
401/7 BERKELEY STREET DONCASTER VIC 3108	\$615,000	28-Feb-23

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: 27 September 2023


**508/642 DONCASTER ROAD
DONCASTER VIC 3108**

 2
  2
  1

Sold Price **\$630,000** Sold Date **05-Jun-23**

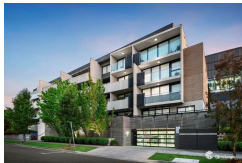
Distance **0.25km**


**604/642 DONCASTER ROAD
DONCASTER VIC 3108**

 2
  2
  1

Sold Price **\$570,000** Sold Date **24-May-23**

Distance **0.25km**


**401/7 BERKELEY STREET
DONCASTER VIC 3108**

 2
  2
  1

Sold Price **\$615,000** Sold Date **28-Feb-23**

Distance **0.07km**

RS = Recent sale

UN = Undisclosed Sale

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