

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

1110/20 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$589,500

Property type

Unit

Suburb

Doncaster

Period-from

01 Dec 2019

to

30 Nov 2020

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

609/91-93 Tram Road Doncaster VIC 3108	\$520,000	04-Nov-20
4/3 Grosvenor Street Doncaster VIC 3108	\$512,000	12-Nov-20
16/316 Manningham Road Doncaster VIC 3108	\$515,000	26-Jun-20

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: 11 December 2020



**609/91-93 Tram Road Doncaster
VIC 3108**

2 1 1

Sold Price

RS

\$520,000

Sold Date **04-Nov-20**

Distance **0.43km**



**4/3 Grosvenor Street Doncaster
VIC 3108**

2 1 1

Sold Price

RS

\$512,000

Sold Date **12-Nov-20**

Distance **0.6km**



**16/316 Manningham Road
Doncaster VIC 3108**

2 1 1

Sold Price

\$515,000

Sold Date **26-Jun-20**

Distance **1.9km**

RS = Recent sale

UN = Undisclosed Sale

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