

## 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 408/18 Berkeley Street, 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 \$720,000 & \$790,000

#### Median sale price

Median price \$590,000 House Unit X Suburb Doncaster

Period - From 01/10/2017 to 30/09/2018 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	303/1 Sovereign Point Ct DONCASTER 3108	\$835,000	11/05/2018
2	12/75-77 Tram Rd DONCASTER 3108	\$630,000	09/05/2018
3	608/1 Grovesnor St DONCASTER 3108		07/09/2018

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.



**Rooms:**  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$720,000 - \$790,000  
**Median Unit Price**  
Year ending September 2018: \$590,000

## Comparable Properties



**303/1 Sovereign Point Ct DONCASTER 3108 (REI)** **Agent Comments**



**Price:** \$835,000  
**Method:** Private Sale  
**Date:** 11/05/2018  
**Rooms:** 6  
**Property Type:** Apartment



**12/75-77 Tram Rd DONCASTER 3108 (REI/VG)** **Agent Comments**



**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 09/05/2018  
**Rooms:** -  
**Property Type:** Apartment



**608/1 Grovesnor St DONCASTER 3108 (REI)** **Agent Comments**



**Price:**  
**Method:** Private Sale  
**Date:** 07/09/2018  
**Rooms:** 5  
**Property Type:** Unit