#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address Including suburb and	208/8 Hepburn Road, Doncaster Vic 3108
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$520,000	&	\$560,000
hange between	\$5∠0,000	α	\$300,000

#### Median sale price

Median price	\$680,000	Pro	perty Type Uni	t		Suburb	Doncaster
Period - From	01/04/2024	to	30/06/2024	So	urce	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

	aress of comparable property	1 1100	Date of Sale
1	108/8 Hepburn Rd DONCASTER 3108	\$560,000	16/08/2024
2	304/18 Berkeley St DONCASTER 3108	\$530,000	05/06/2024
3	109/18 Berkeley St DONCASTER 3108	\$528,000	28/03/2024

#### 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:	03/10/2024 11:30



Date of sale



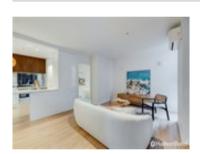




**Property Type:** Apartment Agent Comments

Indicative Selling Price \$520,000 - \$560,000 Median Unit Price June quarter 2024: \$680,000

## Comparable Properties



108/8 Hepburn Rd DONCASTER 3108 (REI)

2 - 2

Price: \$560,000
Method: Private Sale

Date: 16/08/2024 Property Type: Apartment Agent Comments



304/18 Berkeley St DONCASTER 3108

(REI/VG)

**-** •

**Price:** \$530,000 **Method:** Private Sale **Date:** 05/06/2024

Property Type: Apartment

**Agent Comments** 



109/18 Berkeley St DONCASTER 3108

(REI/VG)

**-** 2

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**6** 

**Price:** \$528,000 **Method:** Private Sale **Date:** 28/03/2024

**Property Type:** Apartment **Land Size:** 194 sqm approx

Agent Comments

**Account** - Barry Plant | P: 03 9842 8888



