

## 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

911/20 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$520,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Oct 2018

to

30 Sep 2019

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

|   |           |           |
|---|-----------|-----------|
| 602/20 Hepburn Road Doncaster VIC 3108    | \$486,000 | 07-Jul-18 |
| 104/642 Doncaster Road Doncaster VIC 3108 | \$515,000 | 11-Apr-19 |
| 305/20 Hepburn Road Doncaster VIC 3108    | \$472,000 | 13-Apr-18 |

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: 08 October 2019



**602/20 Hepburn Road Doncaster  
VIC 3108**

Sold Price **\$486,000** Sold Date **07-Jul-18**

2 1 1

Distance -

**104/642 Doncaster Road Doncaster  
VIC 3108**

Sold Price **\$515,000** Sold Date **11-Apr-19**

2 1 1

Distance **0.18km**



**305/20 Hepburn Road Doncaster  
VIC 3108**

Sold Price **\$472,000** Sold Date **13-Apr-18**

2 1 1

Distance -

**RS** = Recent sale      **UN** = Undisclosed Sale

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