

# 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 214/8 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 \$595,000 & \$650,000

### Median sale price

Median price \$680,000 Property Type Unit Suburb Doncaster

Period - From 01/10/2023 to 30/09/2024 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	407/8 Hepburn Rd DONCASTER 3108	\$596,500	06/06/2024
2	309/20 Hepburn Rd DONCASTER 3108	\$600,000	06/06/2024
3	717/101 Tram Rd DONCASTER 3108	\$630,000	23/11/2023

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: 19/11/2024 18:07



 3  
  2  
  2

**Property Type:** Apartment  
 Agent Comments

**Indicative Selling Price**  
 \$595,000 - \$650,000  
**Median Unit Price**  
 Year ending September 2024: \$680,000

## Comparable Properties



407/8 Hepburn Rd DONCASTER 3108 (REI/VG)

Agent Comments

 3  
  2  
  2

**Price:** \$596,500  
**Method:** Auction Sale  
**Date:** 06/06/2024  
**Property Type:** Apartment



309/20 Hepburn Rd DONCASTER 3108 (REI/VG)

Agent Comments

 3  
  2  
  2

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 06/06/2024  
**Property Type:** Apartment



717/101 Tram Rd DONCASTER 3108 (REI/VG)

Agent Comments

 3  
  2  
  1

**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 23/11/2023  
**Property Type:** Apartment

Account - VICPROP



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