

# 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

411/18 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 \$520,000

&

\$572,000

### Median sale price

Median price \$650,000

Property Type Unit

Suburb Doncaster

Period - From 01/01/2020

to 31/12/2020

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	24/872 Doncaster Rd DONCASTER EAST 3109	\$555,000	06/10/2020
2	1/6 Thiele St DONCASTER 3108	\$555,000	15/10/2020
3	G5/8 Berkeley St DONCASTER 3108	\$550,000	29/10/2020

**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:

18/02/2021 11:59

411/18 Berkeley Street, Doncaster Vic 3108

Steven Qian

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**Indicative Selling Price**

\$520,000 - \$572,000

**Median Unit Price**

Year ending December 2020: \$650,000



 2  2  1

**Property Type:** Apartment

**Land Size:** 110 sqm approx

**Agent Comments**

## Comparable Properties



**24/872 Doncaster Rd DONCASTER EAST 3109 (REI/VG)** **Agent Comments**

 2  2  1

**Price:** \$555,000

**Method:** Private Sale

**Date:** 06/10/2020

**Property Type:** Apartment



**1/6 Thiele St DONCASTER 3108 (REI/VG)** **Agent Comments**

 2  2  1

**Price:** \$555,000

**Method:** Private Sale

**Date:** 15/10/2020

**Property Type:** Apartment

**G5/8 Berkeley St DONCASTER 3108 (VG)** **Agent Comments**

 2  -  -

**Price:** \$550,000

**Method:** Sale

**Date:** 29/10/2020

**Property Type:** Strata Unit/Flat

**Account** - Noel Jones | P: 03 98487888 | F: 03 98487472