

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

901/20 Hepburn Road, Doncaster Vic 3108

Indicative selling price

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

Single price

\$800,000

Median sale price

Median price

\$710,000

Property Type

Unit

Suburb

Doncaster

Period - From

01/10/2022

to

31/12/2022

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	2/747 Elgar Rd DONCASTER 3108	\$800,000	28/11/2022
2	506/642 Doncaster Rd DONCASTER 3108	\$795,000	30/11/2022
3	419/642 Doncaster Rd DONCASTER 3108	\$728,000	15/10/2022

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:

09/03/2023 10:06



3 2 2

Property Type: Strata Unit/Flat

Land Size: 120 sqm approx

Agent Comments

Indicative Selling Price

\$800,000

Median Unit Price

December quarter 2022: \$710,000

Comparable Properties

2/747 Elgar Rd DONCASTER 3108 (VG)

Agent Comments

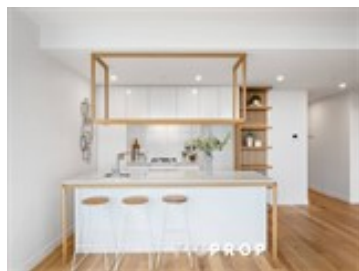
3 - -

Price: \$800,000

Method: Sale

Date: 28/11/2022

Property Type: Flat/Unit/Apartment (Res)



506/642 Doncaster Rd DONCASTER 3108 (REI/VG)

Agent Comments

3 2 2

Price: \$795,000

Method: Private Sale

Date: 30/11/2022

Property Type: Unit



419/642 Doncaster Rd DONCASTER 3108 (REI/VG)

Agent Comments

3 2 2

Price: \$728,000

Method: Auction Sale

Date: 15/10/2022

Property Type: Unit