

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

304/20 Hepburn Road, Doncaster

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Single price

\$ 435,000

Median sale priceMedian price

\$668,000

Property type

UNIT

Suburb

DONCASTER

Period - From

01/04/21

to

30/06/21

Source

REIV

Comparable property sales

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 1110/20 Hepburn Road, Doncaster	\$470,000	19/01/21
2 516/632 Doncaster Road, Doncaster	\$450,000	14/06/21
3 102/11 Goodson Street, Doncaster	\$485,000	17/05/21

This Statement of Information was prepared on:

23/08/21

Comparable properties



\$470,000

1110/20 Hepburn Road, Doncaster, Victoria

DATE: 19/01/21

PROPERTY TYPE: APARTMENT

 2  1
 1  sqm



\$450,000

516/632 Doncaster Road, Doncaster, Victoria

DATE: 14/06/21

PROPERTY TYPE: APARTMENT

 2  2
 2  sqm



\$485,000

102/11 Goodson Street, Doncaster, Victoria

DATE: 17/03/21

PROPERTY TYPE: APARTMENT

 2  1
 1  sqm x

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Average of only
21 days on market



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