

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

101/8 HEPBURN ROAD DONCASTER VIC 3108

Indicative selling price

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

Single Price

or range
between

\$540,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Aug 2022

to

31 Jul 2023

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

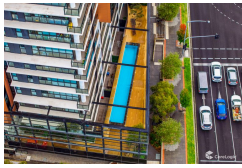
Date of sale

821/642 DONCASTER ROAD DONCASTER VIC 3108	\$560,000	18-Aug-23
406/5 SOVEREIGN POINT COURT DONCASTER VIC 3108	\$585,000	02-Aug-23
12/33 QUEENS AVENUE DONCASTER VIC 3108	\$570,000	18-Jul-23

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: 24 August 2023



**821/642 DONCASTER ROAD
DONCASTER VIC 3108**

2 2 1

Sold Price ^{RS} **\$560,000** ^{UN} Sold Date **18-Aug-23**

Distance **0.3km**



**406/5 SOVEREIGN POINT COURT
DONCASTER VIC 3108**

2 2 1

Sold Price ^{RS} **\$585,000** Sold Date **02-Aug-23**

Distance **0.89km**



**12/33 QUEENS AVENUE
DONCASTER VIC 3108**

2 2 1

Sold Price ^{RS} **\$570,000** Sold Date **18-Jul-23**

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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