

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 1104/20-24 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 \$549,000

Median sale price

Median price \$708,000 Property type *Apartment* Suburb Doncaster

Period - From March 2019 to June 2019 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. 121/642 Doncaster Road, Doncaster	\$525,000	19/08/2019
2. 103/642 Doncaster Road, Doncaster	\$523,000	10/07/2019
3. 5/5 Curlew Court, Doncaster	\$550,000	13/06/2019

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: 24/09/2019

Comparable properties



\$525,000

121/642 Doncaster Road, Doncaster Victoria

DATE: 19/08/19

PROPERTY TYPE: Apartment

 2  1
 1  x



\$523,000

103/642 Doncaster Road, Doncaster Victoria

DATE: 10/07/19

PROPERTY TYPE: Apartment

 2  1
 1 



\$550,000

5/5 Curlew Court, Doncaster Victoria

DATE: 13/06/19

PROPERTY TYPE: Apartment

 2  2
 1  x

Get a **FREE** property appraisal for your home

[APPRAISE MY PROPERTY →](#)

Our Difference



Average of only
21 days on market



We pay your
marketing fees



Highest price
guarantee