

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

107/8 Berkeley Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$560,000 & \$580,000

Median sale price

Median price \$608,888 Property Type Unit Suburb Doncaster

Period - From 01/04/2022 to 30/06/2022 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	4/32 Firth St DONCASTER 3108	\$570,000	27/08/2022
2	205/642 Doncaster Rd DONCASTER 3108	\$562,500	05/07/2022
3	412/5 Sovereign Point Ct DONCASTER 3108	\$550,000	18/08/2022

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:

30/09/2022 15:18



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$560,000 - \$580,000

Median Unit Price

June quarter 2022: \$608,888

Comparable Properties



4/32 Firth St DONCASTER 3108 (REI)

Agent Comments

2 1 1

Price: \$570,000

Method: Private Sale

Date: 27/08/2022

Property Type: Unit

Land Size: 104 sqm approx



205/642 Doncaster Rd DONCASTER 3108 (REI/VG)

Agent Comments

2 2 1

Price: \$562,500

Method: Private Sale

Date: 05/07/2022

Property Type: Apartment



412/5 Sovereign Point Ct DONCASTER 3108 (REI)

Agent Comments

2 2 1

Price: \$550,000

Method: Private Sale

Date: 18/08/2022

Property Type: Apartment

Account - VICPROP