

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

209/7 Berkeley Street, Doncaster Vic 3108

Indicative selling price

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

Range between

\$300,000

&

\$330,000

Median sale price

Median price

\$615,000

Property Type

Unit

Suburb

Doncaster

Period - From

01/01/2023

to

31/03/2023

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	302/642 Doncaster Rd DONCASTER 3108	\$408,500	29/06/2023
2	404/632 Doncaster Rd DONCASTER 3108	\$350,000	20/06/2023
3	508/632-640 Doncaster Rd DONCASTER 3108	\$345,000	16/06/2023

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:

03/07/2023 13:14



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$300,000 - \$330,000

Median Unit Price

March quarter 2023: \$615,000

Comparable Properties



302/642 Doncaster Rd DONCASTER 3108 (REI) Agent Comments

 1  1  1

Price: \$408,500

Method: Private Sale

Date: 29/06/2023

Property Type: Apartment



404/632 Doncaster Rd DONCASTER 3108 (REI) Agent Comments

 1  1  1

Price: \$350,000

Method: Private Sale

Date: 20/06/2023

Property Type: Apartment



508/632-640 Doncaster Rd DONCASTER 3108 (REI) Agent Comments

 1  1  1

Price: \$345,000

Method: Private Sale

Date: 16/06/2023

Property Type: Unit