

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

G1/18 Berkeley Street, Doncaster Vic 3108

Indicative selling price

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

Single price

\$479,000

Median sale price

Median price

\$800,000

Property Type

Unit

Suburb

Doncaster

Period - From

01/04/2020

to

31/03/2021

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	102/11 Goodson St DONCASTER 3108	\$485,000	20/03/2021
2	1110/20 Hepburn Rd DONCASTER 3108	\$470,000	19/01/2021
3	511/9 Williamsons Rd DONCASTER 3108	\$465,254	13/01/2021

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:

21/04/2021 16:29



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Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$479,000

Median Unit Price

Year ending March 2021: \$800,000

Comparable Properties



102/11 Goodson St DONCASTER 3108 (REI/VG)

Agent Comments

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Price: \$485,000
Method: Private Sale
Date: 20/03/2021
Property Type: Apartment



1110/20 Hepburn Rd DONCASTER 3108 (VG)

Agent Comments

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Price: \$470,000
Method: Sale
Date: 19/01/2021
Property Type: Strata Unit/Flat

511/9 Williamsons Rd DONCASTER 3108 (VG)

Agent Comments

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Price: \$465,254
Method: Sale
Date: 13/01/2021
Property Type: Strata Unit/Flat