

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

907/20 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$663,650

Property type

Unit

Suburb

Doncaster

Period-from

01 Oct 2021

to

30 Sep 2022

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

| | | |
|--|-----------|-----------|
| 1111/20 HEPBURN ROAD DONCASTER VIC 3108 | \$460,000 | 15-May-22 |
| 305/8 BERKELEY STREET DONCASTER VIC 3108 | \$453,000 | 26-Apr-22 |
| 201/8 BERKELEY STREET DONCASTER VIC 3108 | \$420,000 | 31-Jul-22 |

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.

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**1111/20 HEPBURN ROAD
DONCASTER VIC 3108**

2 1 1

Sold Price **\$460,000** Sold Date **15-May-22**

Distance **0km**



**305/8 BERKELEY STREET
DONCASTER VIC 3108**

2 2 1

Sold Price **\$453,000** Sold Date **26-Apr-22**

Distance **0.31km**

201/8 BERKELEY ST, DONCASTER



**201/8 BERKELEY STREET
DONCASTER VIC 3108**

2 1 1

Sold Price **\$420,000** Sold Date **31-Jul-22**

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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