

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 118/8 Berkeley Street, Doncaster, VIC 3108

Indicative selling price

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

Single Price \$570,000

Median sale price

Median price \$579,000 Property Type Apartment Suburb Doncaster (3108)

Period - From 27/05/2023 to 27/05/2024 Source Realestate

Comparable property sales

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
1003/642 DONCASTER ROAD, DONCASTER VIC 3108	\$598,000	10/03/2024
206/5 ELGAR COURT, DONCASTER VIC 3108	\$580,000	23/05/2024
306/18 BERKELEY STREET, DONCASTER VIC 3108	\$560,000	29/02/2024

This Statement of Information was prepared on: 04/07/2024