

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

Indicative selling price

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

Single price

Median sale price

Median price Property Type Suburb
Period - From to Source

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	108/8 Hepburn Rd DONCASTER 3108	\$560,000	16/08/2024
2	101/5 Elgar Ct DONCASTER 3108	\$533,800	08/08/2024
3	304/18 Berkeley St DONCASTER 3108	\$530,000	05/06/2024

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:

404/91-93 Tram Road, Doncaster Vic 3108



first national
REAL ESTATE | Bill Schlink

Isaac Fakhri

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Indicative Selling Price

\$535,000

Median Unit Price

June quarter 2024: \$680,000



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



108/8 Hepburn Rd DONCASTER 3108 (REI)

Agent Comments

2 2 1

Price: \$560,000

Method: Private Sale

Date: 16/08/2024

Property Type: Apartment



101/5 Elgar Ct DONCASTER 3108 (REI)

Agent Comments

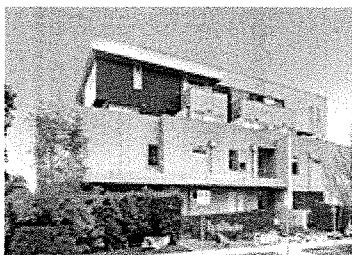
2 2 1

Price: \$533,800

Method: Private Sale

Date: 08/08/2024

Property Type: Apartment



304/18 Berkeley St DONCASTER 3108 (REI)

Agent Comments

2 2 1

Price: \$530,000

Method: Private Sale

Date: 05/06/2024

Property Type: Apartment

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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