

## 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

208/7 Berkeley Street Doncaster VIC 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$345,000

&

\$365,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$638,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Aug 2020

to

31 Jul 2021

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

110/7 Berkeley Street Doncaster VIC 3108	\$365,000	01-Aug-20
306/7 Berkeley Street Doncaster VIC 3108	\$350,150	04-May-21
201/11 Goodson Street Doncaster VIC 3108	\$350,000	26-Apr-21

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.~~

This Statement of Information was prepared on: 03 August 2021



**110/7 Berkeley Street Doncaster  
VIC 3108**

1 1 1

Sold Price

**\$365,000**

Sold Date **01-Aug-20**

Distance -



**306/7 Berkeley Street Doncaster  
VIC 3108**

1 1 1

Sold Price

**\$350,150**

Sold Date **04-May-21**

Distance -



**201/11 Goodson Street Doncaster  
VIC 3108**

1 1 1

Sold Price

**\$350,000**

Sold Date **26-Apr-21**

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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