

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 301/8 Berkeley Street, Doncaster, VIC 3108

Indicative selling price

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

Price Range

\$600,000

&

\$630,000

Median sale price

Median price

\$585,000

Property Type

Apartment

Suburb

Doncaster (3108)

Period - From

04/12/2018

to

04/12/2019

Source

Realestate

Comparable property sales

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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
615/600 DONCASTER ROAD, DONCASTER VIC 3108	\$600,000	15/01/2021
4/33 QUEENS AVENUE, DONCASTER VIC 3108	\$607,500	12/12/2020
8/69 TRAM ROAD, DONCASTER VIC 3108	\$628,000	16/11/2020

This Statement of Information was prepared on: 01/03/2021