

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

309/7 Berkeley Street 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

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Jun 2019

to

31 May 2020

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

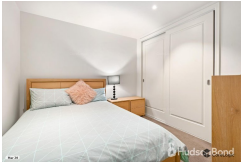
Date of sale

111/7 Berkeley Street Doncaster VIC 3108	\$375,000	15-May-20
123/642 Doncaster Road Doncaster VIC 3108	\$400,000	10-Feb-20
224/642 Doncaster Road Doncaster VIC 3108	\$405,000	28-Jan-20

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: 14 June 2020



111/7 Berkeley Street Doncaster VIC 3108 Sold Price

^{RS} **\$375,000** Sold Date **15-May-20**

1 1 1

Distance -



123/642 Doncaster Road Doncaster VIC 3108 Sold Price

\$400,000 Sold Date **10-Feb-20**

1 1 1

Distance **0.21km**



224/642 Doncaster Road Doncaster VIC 3108 Sold Price

\$405,000 Sold Date **28-Jan-20**

1 1 1

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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