

## 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

111/18 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

\$520,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Nov 2018

to

31 Oct 2019

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

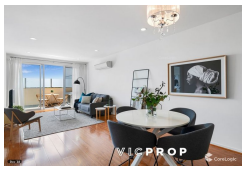
Date of sale

205/8 Berkeley Street Doncaster VIC 3108	\$512,000	26-Feb-19
1/8 Berkeley Street Doncaster VIC 3108	\$535,000	26-Jul-19
304/18 Berkeley Street Doncaster VIC 3108	\$515,000	22-Aug-19

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: 29 November 2019


**205/8 Berkeley Street Doncaster  
VIC 3108**
 2
  2
  1

Sold Price

**\$512,000**

Sold Date

**26-Feb-19**

Distance

-


**1/8 Berkeley Street Doncaster VIC  
3108**
 2
  2
  1

Sold Price

**\$535,000**

Sold Date

**26-Jul-19**

Distance

-


**304/18 Berkeley Street Doncaster  
VIC 3108**
 2
  2
  1

Sold Price

**\$515,000**

Sold Date

**22-Aug-19**

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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