

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

108/20 Hepburn Road, Doncaster Vic 3108

Indicative selling price

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

Single price \$760,000

Median sale price

Median price \$680,000

Property Type Unit

Suburb Doncaster

Period - From 01/07/2023

to 30/09/2023

Source REIV

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	706/20 Hepburn Rd DONCASTER 3108	\$760,000	30/08/2023
2	403/5 Sovereign Point Ct DONCASTER 3108	\$750,000	20/09/2023
3			

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:

22/12/2023 11:03

108/20 Hepburn Road, Doncaster Vic 3108

**Jellis
Craig**

Rod Yan

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Indicative Selling Price

\$760,000

Median Unit Price

September quarter 2023: \$680,000



 3  2  2

Property Type: Apartment

Agent Comments

Comparable Properties



706/20 Hepburn Rd DONCASTER 3108
(REI/VG)

Agent Comments

 3  2  2

Price: \$760,000

Method: Private Sale

Date: 30/08/2023

Property Type: Apartment



403/5 Sovereign Point Ct DONCASTER 3108
(REI)

Agent Comments

 3  2  2

Price: \$750,000

Method: Private Sale

Date: 20/09/2023

Property Type: Apartment

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.

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



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