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

1111/20 Hepburn Road, Doncaster Vic 3108

Indicative selling price

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

Range between | $495,000 | & | $530,000

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	2/3 Grosvenor St DONCASTER 3108	$520,000	07/05/2023
2	215/20 Hepburn Rd DONCASTER 3108	$495,000	27/10/2023
3	1007/20 Hepburn Rd DONCASTER 3108	$420,000	20/10/2023

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: | 08/11/2023 12:58

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2   **1**   **1**

Property Type: Apartment

Agent Comments

Indicative Selling Price
$495,000 - $530,000
Median Unit Price
September quarter 2023: $680,000

Comparable Properties

2/3 Grosvenor St DONCASTER 3108 (REI/VG)

2   **1**   **1**

Price: $520,000
Method: Sold Before Auction
Date: 07/05/2023
Property Type: Unit

Agent Comments

215/20 Hepburn Rd DONCASTER 3108 (REI)

2   **1**   **1**

Price: $495,000
Method: Private Sale
Date: 27/10/2023
Property Type: Apartment

Agent Comments

1007/20 Hepburn Rd DONCASTER 3108 (REI)

2   **1**   **1**

Price: $420,000
Method: Private Sale
Date: 20/10/2023
Property Type: Apartment

Agent Comments

Account - Barry Plant | P: 03 9842 8888