

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 304/18 Berkeley Street, Doncaster, VIC 3108

Indicative selling price

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

Price Range

\$580,000

&

\$620,000

Median sale price

Median price

\$580,000

Property Type

House

Suburb

Doncaster (3109)

Period - From

01/02/2023

to

31/01/2024

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
14/832 DONCASTER ROAD, DONCASTER VIC 3108	\$599,000	16/01/2024
822/642 DONCASTER ROAD, DONCASTER VIC 3108	\$595,000	03/01/2024
210/18 BERKELEY STREET, DONCASTER VIC 3108	\$591,888	07/11/2023

This Statement of Information was prepared on: 12/02/2024