

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

310/8 HEPBURN ROAD 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

\$640,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Aug 2022

to

31 Jul 2023

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

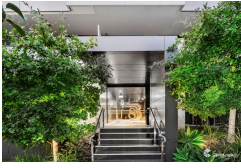
Date of sale

103/8 HEPBURN ROAD DONCASTER VIC 3108	\$635,000	08-Jun-23
206/8 HEPBURN ROAD DONCASTER VIC 3108	\$660,000	22-May-23
301/18 BERKELEY STREET DONCASTER VIC 3108	\$739,000	19-May-23

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: 28 August 2023



**103/8 HEPBURN ROAD
DONCASTER VIC 3108**

3 2 2

Sold Price **\$635,000** Sold Date **08-Jun-23**

Distance **0km**



**206/8 HEPBURN ROAD
DONCASTER VIC 3108**

3 2 2

Sold Price ^{RS} **\$660,000** Sold Date **22-May-23**

Distance **0km**



**301/18 BERKELEY STREET
DONCASTER VIC 3108**

3 2 1

Sold Price **\$739,000** Sold Date **19-May-23**

Distance **0.38km**

RS = Recent sale UN = Undisclosed Sale

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