

## 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

|                                  |
|----------------------------------|
| 402/7 Berkeley Street, Doncaster |
|----------------------------------|

### 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

|           |
|-----------|
| \$369,000 |
|-----------|

### Median sale price

Median price

|           |
|-----------|
| \$597,000 |
|-----------|

Property type

|           |
|-----------|
| Apartment |
|-----------|

Suburb

|           |
|-----------|
| Doncaster |
|-----------|

Period - From

|          |
|----------|
| Jan 2024 |
|----------|

to

|            |
|------------|
| March 2024 |
|------------|

Source

|      |
|------|
| REIV |
|------|

### Comparable property sales

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. 405/7 Berkeley Street, Doncaster | \$ 374,500 | 23/02/2024   |
| 2. 6/13 Goodson Street, Doncaster   | \$ 397,500 | 28/02/2024   |
| 3. 202/88 Tram Road, Doncaster      | \$ 374,500 | 27/03/2024   |

This Statement of Information was prepared on:

|           |
|-----------|
| 6/06/2024 |
|-----------|

## Comparable properties



**\$ 374,500**

405/7 Berkeley Street, Doncaster, Victoria

DATE: 23/02/2024

PROPERTY TYPE: APARTMENT

 1  1  
 1  sqm



**\$ 397,500**

6/13 Goodson Street, Doncaster, Victoria

DATE: 28/02/2024

PROPERTY TYPE: APARTMENT

 1  1  
 1  sqm



**\$ 374,500**

202/88 Tram Road, Doncaster, Victoria

DATE: 27/03/2024

PROPERTY TYPE: APARTMENT

 1  1  
 1  sqm x

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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



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guarantee