

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 210/7 Berkeley Street, Doncaster, VIC 3108

Indicative selling price

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

Single Price \$420,000

Median sale price

Median price \$377,500 Property Type House Suburb Doncaster (3108)

Period - From 08/01/2017 to 08/01/2018 Source Realestate

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
12/97 WHITTENS LANE, DONCASTER VIC 3108	\$394,000	17/10/2017
311/91-93 TRAM RD, DONCASTER VIC 3108	\$411,500	20/10/2017
202/18 BERKELEY ST, DONCASTER VIC 3108	\$385,000	20/09/2017

This Statement of Information was prepared on: 14/10/2019