

## 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

502/20 HEPBURN ROAD DONCASTER VIC 3108

### 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

\$465,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Aug 2021

to

31 Jul 2022

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

304/20 HEPBURN ROAD DONCASTER VIC 3108	\$470,000	29-Jun-22
1010/20 HEPBURN ROAD DONCASTER VIC 3108	\$465,000	16-Jun-22
1111/20 HEPBURN ROAD DONCASTER VIC 3108	\$460,000	15-May-22

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: 15 August 2022



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**304/20 HEPBURN ROAD  
DONCASTER VIC 3108**

2 1 1

Sold Price <sup>RS</sup> **\$470,000** Sold Date **29-Jun-22**

Distance **0km**



**1010/20 HEPBURN ROAD  
DONCASTER VIC 3108**

2 1 1

Sold Price <sup>RS</sup> **\$465,000**<sup>UN</sup> Sold Date **16-Jun-22**

Distance **0km**



**1111/20 HEPBURN ROAD  
DONCASTER VIC 3108**

2 1 1

Sold Price **\$460,000** Sold Date **15-May-22**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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