

STATEMENT OF INFORMATION

408/8 HEPBURN ROAD, DONCASTER, VIC 3108

PREPARED BY ROBERT LE, WILLIAM HUXLEY PTY LTD, PHONE: 0409 877 851

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



408/8 HEPBURN ROAD, DONCASTER, VIC  1  1  -

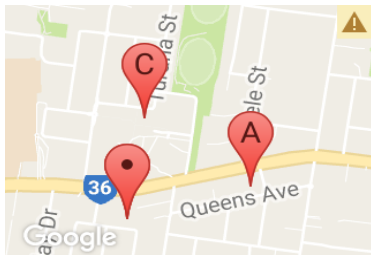
Indicative Selling Price

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

Price Range: **\$390,000 to \$429,000**

Provided by: Robert Le, William Huxley Pty Ltd

MEDIAN SALE PRICE



DONCASTER, VIC, 3108

Suburb Median Sale Price (Unit)

\$575,000

01 April 2016 to 31 March 2017

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



3/33 QUEENS AVE, DONCASTER, VIC 3108  1  1  1

Sale Price

\$411,000

Sale Date: 14/02/2017

Distance from Property: 418m



8 HEPBURN RD, DONCASTER, VIC 3108  -  -  -

Sale Price

\$414,000

Sale Date: 27/10/2016

Distance from Property: 0m



65 TURANA ST, DONCASTER, VIC 3108  -  -  -

Sale Price

\$413,600

Sale Date: 17/10/2016

Distance from Property: 366m



This report has been compiled on 27/06/2017 by William Huxley Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

408/8 HEPBURN ROAD, DONCASTER, VIC 3108

Indicative selling price

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

Price Range: \$390,000 to \$429,000

Median sale price

Median price \$575,000

House

Unit

X

Suburb

DONCASTER

Period 01 April 2016 to 31 March 2017

Source

pricfinder

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
3/33 QUEENS AVE, DONCASTER, VIC 3108	\$411,000	14/02/2017
8 HEPBURN RD, DONCASTER, VIC 3108	\$414,000	27/10/2016
65 TURANA ST, DONCASTER, VIC 3108	\$413,600	17/10/2016