

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	203/5-7 Curlew Court, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

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

&	\$363,000
	&

Median sale price

Median price	\$579,000	Hou	se	Unit	Х	S	Suburb	Doncaster
Period - From	01/10/2017	to	31/12/2017		Source	REIV		

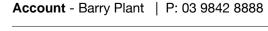
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 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 1 610/632-640 Doncaster Rd DONCASTER 3108 \$355,000 19/12/2017 2 512/632 Doncaster Rd DONCASTER 3108 \$337,000 23/01/2018 3 412/632 Doncaster Rd DONCASTER 3108 \$330,000 25/01/2018

OR

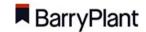
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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Rooms: **Property Type:**

Flat/Unit/Apartment (Res) **Agent Comments**

Indicative Selling Price \$330,000 - \$363,000 **Median Unit Price** December quarter 2017: \$579,000

Comparable Properties



610/632-640 Doncaster Rd DONCASTER 3108

(REI/VG) **--**1







Price: \$355,000 Method: Private Sale Date: 19/12/2017

Rooms: 3

Property Type: Apartment

512/632 Doncaster Rd DONCASTER 3108

(REI/VG)







Price: \$337.000 Method: Private Sale Date: 23/01/2018

Rooms: -

Property Type: Apartment

Agent Comments

Agent Comments











Price: \$330,000 Method: Private Sale Date: 25/01/2018

Rooms: -

Property Type: Apartment

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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