

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

103/5 Curlew Court Doncaster VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$370,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,250

Property type

Unit

Suburb

Doncaster

Period-from

01 Mar 2021

to

28 Feb 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

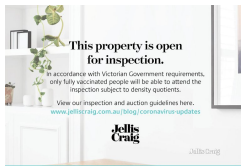
Date of sale

21/765-767 Doncaster Road Doncaster VIC 3108	\$390,000	30-Oct-21
103/6 Thiele Street Doncaster VIC 3108	\$390,000	28-Sep-21
108/5 Hanke Road Doncaster VIC 3108	\$400,000	28-Jan-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: 01 March 2022



21/765-767 Doncaster Road Doncaster VIC 3108

 1  1  1

Sold Price

\$390,000

Sold Date

30-Oct-21

Distance

0.1km


103/6 Thiele Street Doncaster VIC 3108

 1  1  1

Sold Price

Sold Date

28-Sep-21

Distance

0.13km


108/5 Hanke Road Doncaster VIC 3108

 1  1  1

Sold Price

^{RS} **\$400,000**

Sold Date

28-Jan-22

Distance

1.13km
RS = Recent sale

UN = Undisclosed Sale

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