

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

32 Coolabah Street, Doncaster

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

\$1,375,000

Median sale priceMedian price

\$1,600,000

Property type

House

Suburb

Doncaster

Period - From

01/01/24

to

31/03/24

Source

REIV

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
1. 1/17 Burilla Avenue, Doncaster	\$ 1,450,000	24/06/24
2. 1/7 Frank Street, Doncaster	\$ 1,485,000	05/04/24
3. 25A Marianne Way, Doncaster	\$1,300,000	21/01/24

This Statement of Information was prepared on:

2008/2024

Comparable properties



\$ 1,450,000

1/17 Burilla Avenue, Doncaster, Victoria

DATE: 24/06/24

PROPERTY TYPE: HOUSE

 4
  3
 2
 306 sqm



\$1,485,000

1/7 Frank Street, Doncaster, Victoria

DATE: 5/04/24

PROPERTY TYPE: HOUSE

 4
  3
 2
 282 sqm




\$1,300,000

25A Marianne Way, Doncaster, Victoria

DATE: 21/01/24

PROPERTY TYPE: HOUSE

 3
  2
 2
 623 sqm x

Get a **FREE** property appraisal for your home

[APPRAISE MY PROPERTY →](#)

Our Difference



Average of only
21 days on market



We pay your
marketing fees



Highest price
guarantee