

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

201/5 Curlew Court, Doncaster Vic 3108

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$570,500

Property Type Unit

Suburb Doncaster

Period - From 01/01/2022

to 31/03/2022

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	101/5 Curlew Ct DONCASTER 3108	\$630,000	19/05/2022
2	5/5 Curlew Ct DONCASTER 3108	\$600,000	24/01/2022
3	2/6 Thiele St DONCASTER 3108	\$580,000	26/05/2022

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.~~

This Statement of Information was prepared on:

20/06/2022 15:06



 3  2  1

Property Type: Apartment (Res)

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

March quarter 2022: \$570,500

Comparable Properties



101/5 Curlew Ct DONCASTER 3108 (REI)

Agent Comments

 3  2  1

Price: \$630,000

Method: Private Sale

Date: 19/05/2022

Property Type: Apartment



5/5 Curlew Ct DONCASTER 3108 (REI/VG)

Agent Comments

 3  2  1

Price: \$600,000

Method: Private Sale

Date: 24/01/2022

Property Type: Apartment



2/6 Thiele St DONCASTER 3108 (REI)

Agent Comments

 3  2  2

Price: \$580,000

Method: Private Sale

Date: 26/05/2022

Property Type: Unit

Account - Barry Plant | P: 03 9842 8888