

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

13/33 Queens Avenue, Doncaster Vic 3108

Indicative selling price

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

Range between

\$390,000

&

\$429,000

Median sale price

Median price

\$680,000

Property Type

Unit

Suburb

Doncaster

Period - From

01/07/2023

to

30/09/2023

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	410/8 Hepburn Rd DONCASTER 3108	\$447,500	05/07/2023
2	5/33-35 Queens Av DONCASTER 3108	\$420,000	14/04/2023
3	10/85 Tram Rd DONCASTER 3108	\$380,000	21/07/2023

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:

17/10/2023 17:17



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$390,000 - \$429,000

Median Unit Price

September quarter 2023: \$680,000

Comparable Properties

410/8 Hepburn Rd DONCASTER 3108 (VG)

Agent Comments

 1  -  -

Price: \$447,500

Method: Sale

Date: 05/07/2023

Property Type: Strata Unit/Flat



5/33-35 Queens Av DONCASTER 3108 (REI)

Agent Comments

 1  1  1

Price: \$420,000

Method: Private Sale

Date: 14/04/2023

Property Type: Apartment

10/85 Tram Rd DONCASTER 3108 (VG)

Agent Comments

 1  -  -

Price: \$380,000

Method: Sale

Date: 21/07/2023

Property Type: Strata Unit/Flat

Account - Barry Plant | P: 03 9842 8888