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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$390,000		&		\$429,000			
Median sale pi	rice							
Median price	\$680,000	Pro	operty Type	Unit			Suburb	Doncaster
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Add	dress 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









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)



Price: \$447,500 Method: Sale Date: 05/07/2023 Property Type: Strata Unit/Flat Agent Comments



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

Agent Comments



Price: \$420,000 Method: Private Sale Date: 14/04/2023 Property Type: Apartment

10/85 Tram Rd DONCASTER 3108 (VG)

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Agent Comments



Price: \$380.000 Method: Sale Date: 21/07/2023 Property Type: Strata Unit/Flat

Account - Barry Plant | P: 03 9842 8888

propertydata



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