

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

6 Curnola Avenue, Doncaster Vic 3108

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$650,000

Property Type

Unit

Suburb

Doncaster

Period - From

01/01/2020

to

31/12/2020

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	2/53 Harold St BULLEEN 3105	\$751,000	10/11/2020
2	2/158 High St DONCASTER 3108	\$707,000	05/11/2020
3			

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:

22/01/2021 12:29



3 1 1

Property Type: Unit

Land Size: 382 sqm approx

Agent Comments

Comparable Properties



2/53 Harold St BULLEEN 3105 (REI)

Agent Comments

3 2 2

Price: \$751,000

Method: Private Sale

Date: 10/11/2020

Property Type: Unit

Land Size: 231 sqm approx

2/158 High St DONCASTER 3108 (VG)

Agent Comments

3 - -

Price: \$707,000

Method: Sale

Date: 05/11/2020

Property Type: Flat/Unit/Apartment (Res)

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.