Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/17 Burilla Avenue, Doncaster Vic 3108

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betwee	\$1,450,000		&		\$1,595,000			
Median sale p	rice							
Median price	\$1,100,000	Pro	operty Type	Том	nhouse		Suburb	Doncaster
Period - From	18/01/2023	to	17/01/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	2/7-9 Hampshire Rd DONCASTER 3108	\$1,528,000	28/10/2023
2	2/3 Nauru Ct DONCASTER 3108	\$1,461,000	09/12/2023
3	29 Lauer St DONCASTER 3108	\$1,370,000	15/09/2023

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.

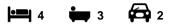
This Statement of Information was prepared on:

18/01/2024 12:11









Property Type: Townhouse **Land Size:** 230 sqm approx Agent Comments Indicative Selling Price \$1,450,000 - \$1,595,000 Median Townhouse Price 18/01/2023 - 17/01/2024: \$1,100,000

Comparable Properties



2/7-9 Hampshire Rd DONCASTER 3108 (REI) Agent Comments

2



Price: \$1,528,000 Method: Auction Sale Date: 28/10/2023 Property Type: Townhouse (Res) Land Size: 285 sqm approx

Agent Comments



Price: \$1,461,000 **Method:** Auction Sale **Date:** 09/12/2023

Property Type: Townhouse (Res)

3

4

2/3 Nauru Ct DONCASTER 3108 (REI)

29 Lauer St DONCASTER 3108 (REI/VG)



108 (REI/VG)Agent Comments

Price: \$1,370,000 Method: Private Sale Date: 15/09/2023 Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9842 8888



property data

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