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

11/1-3 Curlew Court, Doncaster Vic 3108

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$920,000		&		\$950,000			
Median sale pi	rice							
Median price	\$680,000	Pro	operty Type	Unit			Suburb	Doncaster
Period - From	01/04/2024	to	30/06/2024		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.

Add	dress of comparable property	Price	Date of sale
1	3/38 Roderick St DONCASTER EAST 3109	\$938,000	21/05/2024
2	3/734 Doncaster Rd DONCASTER 3108	\$930,000	18/04/2024
3	23/222 Williamsons Rd DONCASTER 3108	\$920,000	26/06/2024

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:

12/07/2024 15:08







Property Type: Agent Comments Indicative Selling Price \$920,000 - \$950,000 Median Unit Price June quarter 2024: \$680,000

Comparable Properties





3/38 Roderick St DONCASTER EAST 3109 Agent Comments (REI/VG)



Price: \$938,000 Method: Sold Before Auction Date: 21/05/2024 Property Type: Townhouse (Res)

3/734 Doncaster Rd DONCASTER 3108 (REI/VG)

2

Agent Comments

Agent Comments

Price: \$930,000 Method: Private Sale Date: 18/04/2024 Property Type: Townhouse (Res)

3

3



23/222 Williamsons Rd DONCASTER 3108 (REI)

Price: \$920,000 Method: Private Sale Date: 26/06/2024 Property Type: Townhouse (Res)

Account - Harcourts Manningham | P: 03 9842 8000



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