

# 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

6a Curnola Avenue, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$670,000 & \$710,000

### 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	2/29 Orchard Cr MONT ALBERT NORTH 3129	\$749,800	25/11/2020
2	3/37 Ayr St DONCASTER 3108	\$721,000	10/08/2020
3	3/15 Melaleuca Av TEMPLESTOWE LOWER 3107	\$710,000	14/12/2020

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 12:40



2 1 1

**Property Type:** Unit

**Land Size:** 340 sqm approx

Agent Comments

## Comparable Properties



**2/29 Orchard Cr MONT ALBERT NORTH 3129 (REI)**

Agent Comments

2 1 1

**Price:** \$749,800

**Method:** Private Sale

**Date:** 25/11/2020

**Property Type:** Villa



**3/37 Ayr St DONCASTER 3108 (REI/VG)**

Agent Comments

2 2 2

**Price:** \$721,000

**Method:** Private Sale

**Date:** 10/08/2020

**Property Type:** Unit

**Land Size:** 293 sqm approx



**3/15 Melaleuca Av TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

2 2 1

**Price:** \$710,000

**Method:** Private Sale

**Date:** 14/12/2020

**Property Type:** Unit