

# 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

1 Outhwaite 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 \$1,180,000 & \$1,250,000

### Median sale price

Median price \$1,500,000 Property Type House Suburb Doncaster

Period - From 01/07/2021 to 30/09/2021 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	16 Koolkuna Av DONCASTER 3108	\$1,400,000	12/11/2021
2	5 Koonung Ct DONCASTER 3108	\$1,302,000	07/11/2021
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: 18/11/2021 19:22



 5  2  2

**Property Type:** House (Res)

**Land Size:** 811 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,180,000 - \$1,250,000

**Median House Price**

September quarter 2021: \$1,500,000

## Comparable Properties



**16 Koolkuna Av DONCASTER 3108 (REI)**

**Agent Comments**

 5  2  1

**Price:** \$1,400,000

**Method:** Private Sale

**Date:** 12/11/2021

**Property Type:** House

**Land Size:** 850 sqm approx



**5 Koonung Ct DONCASTER 3108 (REI)**

**Agent Comments**

 3  1  3

**Price:** \$1,302,000

**Method:** Auction Sale

**Date:** 07/11/2021

**Property Type:** House (Res)

**Land Size:** 761 sqm approx

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.