

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 33 Coolabah Street, Doncaster VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$1,275,000

Median sale price

Median price \$1,350,000

Property type House

Suburb Doncaster

Period - From 10/01/2021

to

10/07/2021

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 7 Cantala Drive DONCASTER 3108	\$1,260,000	08/06/2021
1 46 Coolabah Street DONCASTER 3108	\$1,300,000	20/04/2021
2 1 Norfolk Cirt DONCASTER 3108	\$1,305,000	22/05/2021

This Statement of Information was prepared on: 10/07/2021