## 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

1/16 Turana Street, Doncaster Vic 3108

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$990,000		&		\$1,050,000				
Median sale p	rice								
Median price	\$710,000	Pro	operty Type	Unit			Suburb	Doncaster	
Period - From	01/10/2022	to	31/12/2022		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.

Ad	dress of comparable property	Price	Date of sale
1	3/1 Kelly St DONCASTER 3108	\$1,045,000	03/11/2022
2	1/4 Angus Gr DONCASTER 3108	\$1,000,000	04/02/2023
3	7 Harvest Ct DONCASTER 3108	\$1,000,000	19/11/2022

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:

10/02/2023 17:42



## Harcourts Box Hill TSL





Property Type: Townhouse Agent Comments Juliette Zhou 03 9888 9966 0456 999 669 juliette.zhou@harcourts.com.au

Indicative Selling Price \$990,000 - \$1,050,000 Median Unit Price December quarter 2022: \$710,000

# **Comparable Properties**



3/1 Kelly St DONCASTER 3108 (REI)



Price: \$1,045,000 Method: Private Sale Date: 03/11/2022 Property Type: Townhouse (Single) Agent Comments

Agent Comments



1/4 Angus Gr DONCASTER 3108 (REI)



Price: \$1,000,000 Method: Auction Sale Date: 04/02/2023 Property Type: Townhouse (Res) Land Size: 185 sqm approx



7 Harvest Ct DONCASTER 3108 (REI/VG)



Agent Comments

Price: \$1,000,000 Method: Auction Sale Date: 19/11/2022 Property Type: Townhouse (Res)

#### Account - Harcourts Box Hill TSL | P: 03 98889966



propertydata

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