

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

2/9 Curlew Court, Doncaster Vic 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$795,000

&

\$874,500

Median sale price

Median price \$885,000

Property Type Unit

Suburb Doncaster

Period - From 01/10/2020

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	2/5 Hill Ct DONCASTER 3108	\$880,000	07/09/2020
2	2/19 Outhwaite Av DONCASTER 3108	\$870,000	23/12/2020
3	191a Church Rd DONCASTER 3108	\$830,000	08/10/2020

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:

19/01/2021 13:29



Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$795,000 - \$874,500
Median Unit Price
December quarter 2020: \$885,000

Comparable Properties

2/5 Hill Ct DONCASTER 3108 (VG)

Agent Comments



Price: \$880,000
Method: Sale
Date: 07/09/2020
Property Type: Flat/Unit/Apartment (Res)



2/19 Outhwaite Av DONCASTER 3108 (REI)

Agent Comments



Price: \$870,000
Method: Private Sale
Date: 23/12/2020
Property Type: Townhouse (Res)
Land Size: 168 sqm approx



191a Church Rd DONCASTER 3108 (REI)

Agent Comments



Price: \$830,000
Method: Private Sale
Date: 08/10/2020
Property Type: Townhouse (Single)
Land Size: 326 sqm approx