

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

16 Koolkuna Avenue, Doncaster

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

\$ 1,400,000

Median sale priceMedian price

\$ 1,460,000

Property type

HOUSE

Suburb

DONCASTER

Period - From

1/4/21

to

30/6/21

Source

REIV

Comparable property sales

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 18 Koolkuna Avenue, Doncaster	\$ 1,382,000	10/4/21
2 41 Pettys Lane, Doncaster	\$ 1,502,000	15/7/21
3 1 Andrew Court, Doncaster	\$ 1,400,000	16/7/21

This Statement of Information was prepared on:

21/09/21

Comparable properties



\$ 1,382,000

18 Koolkuna Avenue, Doncaster, Victoria

DATE: 10/4/21

PROPERTY TYPE: HOUSE



4



2



2



867 sqm



\$ 1,502,000

41 Pettys Lane, Doncaster, Victoria

DATE: 15/7/21

PROPERTY TYPE: HOUSE



4



3



2



741 sqm



\$ 1,400,000

1 Andrew Court, Doncaster, Victoria

DATE: 16/7/21

PROPERTY TYPE: HOUSE



4



3



2



803 sqm x

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Our Difference



Average of only
21 days on market



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