

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

13 Koolkuna Avenue, Doncaster Vic 3108

Indicative selling price

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

Single price

\$1,550,000

Median sale price

Median price

\$1,595,000

Property Type

House

Suburb

Doncaster

Period - From

01/04/2023

to

30/06/2023

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	40 Dunoon St DONCASTER 3108	\$1,570,000	07/07/2023
2	8 Ambrose St DONCASTER 3108	\$1,570,000	25/03/2023
3	22 Rhonda St DONCASTER 3108	\$1,530,000	25/06/2023

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:

14/07/2023 14:09



3
 1
 1

Property Type: House
Land Size: 760 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,550,000
Median House Price
 June quarter 2023: \$1,595,000

Comparable Properties



40 Dunoon St DONCASTER 3108 (REI)

Agent Comments

3
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Price: \$1,570,000
Method: Private Sale
Date: 07/07/2023
Property Type: House
Land Size: 701 sqm approx



8 Ambrose St DONCASTER 3108 (REI)

Agent Comments

3
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 1

Price: \$1,570,000
Method: Auction Sale
Date: 25/03/2023
Property Type: House (Res)
Land Size: 770 sqm approx



22 Rhonda St DONCASTER 3108 (REI)

Agent Comments

3
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 1

Price: \$1,530,000
Method: Private Sale
Date: 25/06/2023
Property Type: House (Res)
Land Size: 651 sqm approx

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