#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

#### Property offered for sale

	13 Koolkuna Avenue, Doncaster Vic 3108
Including suburb and	
postcode	

#### 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	Pro	perty 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

Address of comparable property		1 1100	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



Date of sale

## RT Edgar









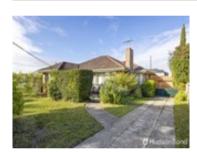
Property Type: House Land Size: 760 sqm approx

**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** 

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

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)





Price: \$1,530,000 Method: Private Sale Date: 25/06/2023

Property Type: House (Res) Land Size: 651 sqm approx Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



