

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

13a Burilla Avenue, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,265,000

Property Type House

Suburb Doncaster

Period - From 01/07/2020

to

30/09/2020

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	53 Devon Dr DONCASTER EAST 3109	\$1,558,888	24/08/2020
2	20a Lyndhurst Cr BOX HILL NORTH 3129	\$1,510,000	06/07/2020
3	2 Loxley Ct DONCASTER EAST 3109	\$1,500,000	16/07/2020

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:

02/12/2020 10:51

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Property Type: Townhouse

[Agent Comments](#)

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

September quarter 2020: \$1,265,000

Comparable Properties



53 Devon Dr DONCASTER EAST 3109 (REI)

[Agent Comments](#)

 4  5  2

Price: \$1,558,888

Method: Private Sale

Date: 24/08/2020

Rooms: 10

Property Type: House (Res)



20a Lyndhurst Cr BOX HILL NORTH 3129 (REI/VG)

[Agent Comments](#)

 4  3  2

Price: \$1,510,000

Method: Private Sale

Date: 06/07/2020

Property Type: House

Land Size: 326 sqm approx



2 Loxley Ct DONCASTER EAST 3109 (REI/VG)

[Agent Comments](#)

 4  3  2

Price: \$1,500,000

Method: Private Sale

Date: 16/07/2020

Property Type: House (Res)

Land Size: 313 sqm approx