

## 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

7/5 CURLEW COURT DONCASTER VIC 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$385,000

&

\$400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,500,000

Property type

Commercial

Suburb

Doncaster

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

### 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 6 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

102/5 CURLEW COURT DONCASTER VIC 3108	\$385,000	11-May-22
25/765-767 DONCASTER ROAD DONCASTER VIC 3108	\$393,000	16-May-22
307/6 THIELE STREET DONCASTER VIC 3108	\$405,000	12-May-22

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 6 months.

This Statement of Information was prepared on: 02 June 2022



**102/5 CURLEW COURT  
DONCASTER VIC 3108**

1 1 1

Sold Price <sup>RS</sup> **\$385,000** <sup>UN</sup> Sold Date **11-May-22**

Distance -



**25/765-767 DONCASTER ROAD  
DONCASTER VIC 3108**

1 1 1

Sold Price <sup>RS</sup> **\$393,000** Sold Date **16-May-22**

Distance **0.1km**



**307/6 THIELE STREET  
DONCASTER VIC 3108**

1 1 1

Sold Price <sup>RS</sup> **\$405,000** Sold Date **12-May-22**

Distance **0.13km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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