

# 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

1/6 Koonung 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)

Range between \$1,300,000

&

\$1,400,000

### Median sale price

Median price \$646,000

Property Type Unit

Suburb Doncaster

Period - From 01/10/2019

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	13 Feathertop Av TEMPLESTOWE LOWER 3107	\$1,330,000	03/08/2020
2	2/58 Belgravia Av MONT ALBERT NORTH 3129	\$1,300,000	28/09/2020
3	51 Riverview Tce BULLEEN 3105	\$1,288,888	20/06/2020

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:

12/12/2020 17:32



5 3 2

**Rooms:** 9

**Property Type:** Townhouse

**Land Size:** 375 sqm approx

Agent Comments

## Comparable Properties



**13 Feathertop Av TEMPLESTOWE LOWER  
3107 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,330,000

**Method:** Private Sale

**Date:** 03/08/2020

**Property Type:** House

**Land Size:** 481 sqm approx



**2/58 Belgravia Av MONT ALBERT NORTH 3129 (VG)**

Agent Comments

4 - -

**Price:** \$1,300,000

**Method:** Sale

**Date:** 28/09/2020

**Property Type:** Strata Unit/Villa Unit/Townhouse

- Single OYO Unit



**51 Riverview Tce BULLEEN 3105 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$1,288,888

**Method:** Private Sale

**Date:** 20/06/2020

**Rooms:** 8

**Property Type:** House

**Land Size:** 300 sqm approx