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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,300,000		&		\$1,400,000			
Median sale p	rice							
Median price	\$646,000	Pro	operty Type	Unit			Suburb	Doncaster
Period - From	01/10/2019	to	30/09/2020		So	urce	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.

Ado	dress 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



1/6 Koonung Court, Doncaster Vic 3108

RT Edgar





Rooms: 9 Property Type: Townhouse Land Size: 375 sqm approx Agent Comments Dennis Dellas 8888 2000 0412 043 694 ddellas@rtedgar.com.au

Indicative Selling Price \$1,300,000 - \$1,400,000 Median Unit Price Year ending September 2020: \$646,000

Comparable Properties



13 Feathertop Av TEMPLESTOWE LOWER 3107 (REI/VG)



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 Agent Comments (VG)



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)



Price: \$1,288,888 Method: Private Sale Date: 20/06/2020 Rooms: 8 Property Type: House Land Size: 300 sqm approx

3 6 2

Agent Comments

Agent Comments

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



propertydata

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.