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	2/17 Burilla Avenue, Doncaster Vic 3108

Indicative selling price

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

Range between $1,250,000 & $1,375,000

Median sale price

Median price	$1,550,000	Property Type	House	Suburb	Doncaster

Period - From	01/04/2024	to	30/06/2024	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	17a Henry St DONCASTER 3108	$1,320,000	31/08/2024
2	25 Queens Av DONCASTER 3108	$1,468,000	03/08/2024
3	34 Mitchell St DONCASTER EAST 3109	$1,268,000	03/08/2024

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: 05/09/2024 15:33

CONSUMER AFFAIRS VICTORIA

4   **3**   **2**

Property Type: Townhouse (Single)
Land Size: 245 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,375,000
Median House Price
June quarter 2024: $1,550,000

Comparable Properties

17a Henry St DONCASTER 3108 (REI)

4   **3**   **2**

Price: $1,320,000
Method:
Date: 31/08/2024
Property Type: House

Agent Comments

25 Queens Av DONCASTER 3108 (REI)

4   **3**   **2**

Price: $1,468,000
Method:
Date: 03/08/2024
Property Type: House

Agent Comments

34 Mitchell St DONCASTER EAST 3109 (REI)

5   **3**   **-**

Price: $1,268,000
Method: Auction Sale
Date: 03/08/2024
Property Type: House (Res)

Agent Comments

Account - Barry Plant | P: 03 9842 8888