

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 3/5-7 Curlew Court, Doncaster Vic 3108

Indicative selling price

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

Range between \$680,000 & \$720,000

Median sale price

Median price \$717,500 Property Type Unit Suburb Doncaster

Period - From 01/10/2023 to 31/12/2023 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	403/5 Sovereign Point Ct DONCASTER 3108	\$750,000	20/09/2023
2	303/330 Manningham Rd DONCASTER 3108	\$684,950	25/08/2023
3	311/8 Berkeley St DONCASTER 3108	\$660,000	29/09/2023

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: 19/02/2024 13:33



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$680,000 - \$720,000
Median Unit Price
December quarter 2023: \$717,500

Comparable Properties



403/5 Sovereign Point Ct DONCASTER 3108 (REI/VG) **Agent Comments**



Price: \$750,000
Method: Private Sale
Date: 20/09/2023
Property Type: Apartment



303/330 Manningham Rd DONCASTER 3108 (REI/VG) **Agent Comments**



Price: \$684,950
Method: Private Sale
Date: 25/08/2023
Property Type: Apartment



311/8 Berkeley St DONCASTER 3108 (VG) **Agent Comments**



Price: \$660,000
Method: Sale
Date: 29/09/2023
Property Type: Strata Unit/Flat

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