

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

13 Turana Street, Doncaster

Indicative selling price

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

Single price

\$1,620,000

Median sale price

Median price

\$1,510,000

Property type

House

Suburb

Doncaster

Period - From

1/10/2023

to

31/12/2023

Source

REIV

Comparable property sales

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. 46 Turana Street, Doncaster	\$ 1,621,000	9/12/2023
2. 40 Turana Street, Doncaster	\$ 1,600,000	31/10/2023
3. 29 Turana Street, Doncaster	\$ 1,590,000	21/10/2023

This Statement of Information was prepared on:

12/03/2024

Comparable properties



\$ 1,621,000

46 Turana Street, Doncaster, Victoria

DATE: 9/12/2023

PROPERTY TYPE: HOUSE

 4  2
 2  667 sqm



\$ 1,600,000

40 Turana Street, Doncaster, Victoria

DATE: 31/10/2023

PROPERTY TYPE: HOUSE

 4  2
 1  682 sqm



\$ 1,590,000

29 Turana Street, Doncaster, Victoria

DATE: 21/10/2023

PROPERTY TYPE: HOUSE

 4  2
 2  653 sqm x

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Our Difference



Average of only 21 days on market



We pay your marketing fees



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