

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

12/5 Curlew Court, Doncaster Vic 3108

Indicative selling price

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

Range between \$560,000 & \$580,000

Median sale price

Median price \$616,000 Property Type Unit Suburb Doncaster

Period - From 01/10/2018 to 30/09/2019 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	407/65 Stables Cirt DONCASTER 3108	\$580,000	05/08/2019
2	205/8 Clay Dr DONCASTER 3108	\$575,000	22/10/2019
3	109/642-654 Doncaster Rd DONCASTER 3108	\$565,000	19/09/2019

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:

08/01/2020 12:34

**Property Type:** Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$560,000 - \$580,000

Median Unit Price

Year ending September 2019: \$616,000

Comparable Properties

407/65 Stables Cirt DONCASTER 3108 (VG)

Agent Comments

**Price:** \$580,000**Method:** Sale**Date:** 05/08/2019**Property Type:** Strata Unit/Flat**205/8 Clay Dr DONCASTER 3108 (VG)**

Agent Comments

**Price:** \$575,000**Method:** Sale**Date:** 22/10/2019**Property Type:** Strata Unit/Flat**109/642-654 Doncaster Rd DONCASTER 3108 (REI)**

Agent Comments

**Price:** \$565,000**Method:** Private Sale**Date:** 19/09/2019**Rooms:** 5**Property Type:** Apartment