

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

204/5 Curlew Court, Doncaster Vic 3108

Indicative selling price

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

Single price

\$639,000

Median sale price

Median price

\$608,888

Property Type

Unit

Suburb

Doncaster

Period - From

01/04/2022

to

30/06/2022

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	511/101 Tram Rd DONCASTER 3108	\$685,000	04/07/2022
2	101/5 Curlew Ct DONCASTER 3108	\$630,000	19/05/2022
3	201/5 Curlew Ct DONCASTER 3108	\$620,000	25/07/2022

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:

23/08/2022 10:01



 3  2  2

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$639,000
Median Unit Price
June quarter 2022: \$608,888

Comparable Properties



511/101 Tram Rd DONCASTER 3108 (REI/VG) **Agent Comments**

 3  2  2

Price: \$685,000
Method: Private Sale
Date: 04/07/2022
Rooms: 5
Property Type: Apartment



101/5 Curlew Ct DONCASTER 3108 (REI/VG) **Agent Comments**

 3  2  1

Price: \$630,000
Method: Private Sale
Date: 19/05/2022
Property Type: Apartment



201/5 Curlew Ct DONCASTER 3108 (REI) **Agent Comments**

 3  2  1

Price: \$620,000
Method: Private Sale
Date: 25/07/2022
Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888