

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

49 Koolkuna Avenue, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,570,000

Property Type House

Suburb Doncaster

Period - From 01/04/2023

to 31/03/2024

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	6 Morrison Cr DONCASTER 3108	\$1,315,000	08/06/2024
2	2 Vine Ct DONCASTER 3108	\$1,300,000	09/05/2024
3	34 Studley St DONCASTER 3108	\$1,260,000	22/06/2024

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:

05/07/2024 11:34



 4  2  3

Property Type: House
Land Size: 655 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median House Price
Year ending March 2024: \$1,570,000

Comparable Properties



6 Morrison Cr DONCASTER 3108 (REI)

Agent Comments

 3  2  2

Price: \$1,315,000
Method: Auction Sale
Date: 08/06/2024
Property Type: House (Res)
Land Size: 1053 sqm approx



2 Vine Ct DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,300,000
Method: Private Sale
Date: 09/05/2024
Property Type: House
Land Size: 921 sqm approx



34 Studley St DONCASTER 3108 (REI)

Agent Comments

 4  1  2

Price: \$1,260,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)
Land Size: 803 sqm approx

Account - Barry Plant | P: 03 9803 0400