## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	13/33 Queens Avenue, Doncaster Vic 3108
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$395,000	&	\$405,000
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#### Median sale price

Median price	\$697,500	Pro	perty Type	Jnit		Suburb	Doncaster
Period - From	01/07/2024	to	30/09/2024	Sc	ource	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	1/5 Curlew Ct DONCASTER 3108	\$413,000	14/09/2024
2	311/8 Hepburn Rd DONCASTER 3108	\$410,000	13/08/2024
3	18/107 Whittens La DONCASTER 3108	\$365,000	24/05/2024

#### 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:	04/11/2024 11:57









Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$395,000 - \$405,000 **Median Unit Price** September quarter 2024: \$697,500

# Comparable Properties

1/5 Curlew Ct DONCASTER 3108 (REI)

Price: \$413,000 Method: Date: 14/09/2024

Property Type: Apartment

**Agent Comments** 

Agent Comments



311/8 Hepburn Rd DONCASTER 3108 (REI/VG) Agent Comments

Price: \$410,000 Method: Private Sale Date: 13/08/2024

Property Type: Apartment



18/107 Whittens La DONCASTER 3108 (VG)

Price: \$365.000 Method: Sale

Date: 24/05/2024 Property Type: Strata Unit/Flat



Account - Barry Plant | P: 03 9842 8888





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