

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

13/33 Queens Avenue, Doncaster Vic 3108

Indicative selling price

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

Range between \$395,000 & \$405,000

Median sale price

Median price \$697,500 Property Type Unit Suburb Doncaster

Period - From 01/07/2024 to 30/09/2024 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	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



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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)

Agent Comments

 1  1  1

Price: \$413,000

Method:

Date: 14/09/2024

Property Type: Apartment



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

 1  1  1

Price: \$410,000

Method: Private Sale

Date: 13/08/2024

Property Type: Apartment



18/107 Whittens La DONCASTER 3108 (VG)

Agent Comments

 1  -  -

Price: \$365,000

Method: Sale

Date: 24/05/2024

Property Type: Strata Unit/Flat

Account - Barry Plant | P: 03 9842 8888