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	cons	sumer.vic.go	v.au/i	underquot	ing		
Range betweer	\$545,000		&		\$599,500			
Median sale pr	rice							
Median price	\$707,500	Pro	operty Type	Unit			Suburb	Doncaster
Period - From	01/04/2019	to	30/06/2019		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	10/33 Queens Av DONCASTER 3108	\$585,000	10/04/2019
2	404/7-11 Berkeley St DONCASTER 3108	\$569,000	15/06/2019
3	402/5 Elgar Ct DONCASTER 3108	\$546,500	19/07/2019

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:

08/10/2019 16:40









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$545,000 - \$599,500 Median Unit Price June quarter 2019: \$707,500

Comparable Properties



10/33 Queens Av DONCASTER 3108 (REI/VG) Agent Comments



Price: \$585,000 Method: Private Sale Date: 10/04/2019 Property Type: Apartment

404/7-11 Berkeley St DONCASTER 3108 (REI/VG)



Price: \$569,000 Method: Private Sale Date: 15/06/2019 Property Type: Flat/Unit/Apartment (Res)



402/5 Elgar Ct DONCASTER 3108 (REI/VG)



Property Type: Apartment

Price: \$546,500 **Method:** Private Sale **Date:** 19/07/2019

Ct DONCASTER 3108 (REI/VG)

Agent Comments

Agent Comments

Account - VICPROP



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.