

## 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

1/17 Arnold Grove Doncaster VIC 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$582,500

Property type

Unit

Suburb

Doncaster

Period-from

01 Jan 2020

to

31 Dec 2020

Source

Corelogic

### 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 6 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

15A Curnola Avenue Doncaster VIC 3108	\$1,200,500	11-Nov-20
2/58 Belgravia Avenue Mont Albert North VIC 3129	\$1,300,000	28-Sep-20

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 6 months.

This Statement of Information was prepared on: 18 January 2021

**15A Curnola Avenue Doncaster VIC 3108**

Sold Price

RS

**\$1,200,500**

Sold Date

**11-Nov-20**

4



3



2

Distance

**1.02km****2/58 Belgravia Avenue Mont Albert North VIC 3129**

Sold Price

**\$1,300,000**

Sold Date

**28-Sep-20**

4



3



2

Distance

**1.53km**

RS = Recent sale

UN = Undisclosed Sale

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