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 Burilla Avenue, Doncaster Vic 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting											
Range betwee	\$1,500,000		&		\$1,650,000						
Median sale price											
Median price	\$1,100,000	Pro	operty Type	Том	nhouse		Suburb	Doncaster			
Period - From	22/03/2023	to	21/03/2024		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.

Add	dress of comparable property	Price	Date of sale
1	2/7-9 Hampshire Rd DONCASTER 3108	\$1,528,000	28/10/2023
2	2/3 Nauru Ct DONCASTER 3108	\$1,461,000	09/12/2023
3	2/3 Katrina St DONCASTER 3108	\$1,395,000	07/10/2023

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:

22/03/2024 10:30









Property Type: Townhouse **Land Size:** 306 sqm approx Agent Comments Indicative Selling Price \$1,500,000 - \$1,650,000 Median Townhouse Price 22/03/2023 - 21/03/2024: \$1,100,000

Comparable Properties



2/7-9 Hampshire Rd DONCASTER 3108 (REI) Agent Comments



Price: \$1,528,000 Method: Auction Sale Date: 28/10/2023 Property Type: Townhouse (Res) Land Size: 285 sqm approx

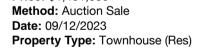
Agent Comments

Agent Comments



2/3 Nauru Ct DONCASTER 3108 (REI/VG)

Price: \$1,461,000





2/3 Katrina St DONCASTER 3108 (REI/VG)



Price: \$1,395,000 Method: Auction Sale Date: 07/10/2023 Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888



propertydata

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