

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 between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,100,000

Property Type Townhouse

Suburb Doncaster

Period - From 22/03/2023

to 21/03/2024

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	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



 4  3  2

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

 4  2  2

Price: \$1,528,000

Method: Auction Sale

Date: 28/10/2023

Property Type: Townhouse (Res)

Land Size: 285 sqm approx



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

Agent Comments

 4  3  2

Price: \$1,461,000

Method: Auction Sale

Date: 09/12/2023

Property Type: Townhouse (Res)



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

Agent Comments

 4  3  2

Price: \$1,395,000

Method: Auction Sale

Date: 07/10/2023

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888