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

15 Curnola Avenue, Doncaster Vic 3108

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,600,000		&		\$1,700,000			
Median sale p	rice							
Median price	\$1,570,000	Pro	operty Type	Hou	ISE		Suburb	Doncaster
Period - From	01/04/2023	to	31/03/2024		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 sixmonths 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	23 Alpine Av DONCASTER 3108	\$1,605,000	03/12/2023
2			
3			

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:

30/04/2024 11:46





Edison Kong





Property Type: Townhouse **Land Size:** 349 sqm approx Agent Comments 8841 4888 0435 841 615 edisonkong@jelliscraig.com.au

Indicative Selling Price \$1,600,000 - \$1,700,000 Median House Price Year ending March 2024: \$1,570,000

Comparable Properties



23 Alpine Av DONCASTER 3108 (REI/VG)



Price: \$1,605,000 Method: Sold After Auction Date: 03/12/2023 Property Type: House (Res) Land Size: 300 sqm approx Agent Comments

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.

Account - Jellis Craig | P: 03 8841 4888





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