

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

18 Village Avenue, Doncaster Vic 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,250,000

&

\$1,375,000

Median sale price

Median price \$1,528,000

Property Type House

Suburb Doncaster

Period - From 01/07/2022

to 30/06/2023

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	13 Koolkuna Av DONCASTER 3108	\$1,420,000	05/08/2023
2	74 Olympus Dr TEMPLESTOWE LOWER 3107	\$1,390,000	05/08/2023
3	41 Burgundy Dr DONCASTER 3108	\$1,260,000	26/08/2023

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:

04/10/2023 10:46



 4
  1
  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,375,000

Median House Price

Year ending June 2023: \$1,528,000

Comparable Properties



13 Koolkuna Av DONCASTER 3108 (REI)

Agent Comments

 3
  1
  1

Price: \$1,420,000

Method: Private Sale

Date: 05/08/2023

Property Type: House

Land Size: 760 sqm approx



74 Olympus Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4
  2
  3

Price: \$1,390,000

Method: Auction Sale

Date: 05/08/2023

Property Type: House (Res)



41 Burgundy Dr DONCASTER 3108 (REI)

Agent Comments

 3
  1
  2

Price: \$1,260,000

Method: Auction Sale

Date: 26/08/2023

Property Type: House

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088