

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

3/16 CORELLA STREET DONCASTER VIC 3108

Indicative selling price

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

Single Price

or range
between

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,545,000

Property type

House

Suburb

Doncaster

Period-from

01 Feb 2023

to

31 Jan 2024

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

4/405-409 MANNINGHAM ROAD DONCASTER VIC 3108	\$1,160,000	24-Oct-23
6/1 KELLY STREET DONCASTER VIC 3108	\$1,270,000	09-Sep-23
5 HARVEST COURT DONCASTER VIC 3108	\$1,160,000	06-Sep-23

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: 14 February 2024



**4/405-409 MANNINGHAM ROAD
DONCASTER VIC 3108**

 4  3  2

Sold Price

\$1,160,000

Sold Date

24-Oct-23

Distance

1.45km



**6/1 KELLY STREET DONCASTER
VIC 3108**

 4  3  2

Sold Price

\$1,270,000

Sold Date

09-Sep-23

Distance

0.95km



**5 HARVEST COURT DONCASTER
VIC 3108**

 4  3  2

Sold Price

^{RS} **\$1,160,000**

Sold Date

06-Sep-23

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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