

## 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

32 Coolabah Street, Doncaster
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### Indicative selling price

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

Single price

\$1,435,000
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### Median sale price

Median price

\$1,600,000
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Property type

House
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Suburb

Doncaster
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Period - From

01/01/24
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to

31/03/24
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Source

REIV
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### Comparable property sales

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. 1/17 Burilla Avenue, Doncaster	\$ 1,450,000	24/06/24
2. 1/7 Frank Street, Doncaster	\$ 1,485,000	05/04/24
3. 25A Marianne Way, Doncaster	\$1,300,000	21/01/24

This Statement of Information was prepared on: 

28/06/24
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## Comparable properties



**\$ 1,450,000**

1/17 Burilla Avenue, Doncaster, Victoria

DATE: 24/06/24

PROPERTY TYPE: HOUSE

 4  3  
 2  306 sqm



**\$1,485,000**

1/7 Frank Street, Doncaster, Victoria

DATE: 5/04/24

PROPERTY TYPE: HOUSE

 4  3  
 2  282 sqm



**\$1,300,000**

25A Marianne Way, Doncaster, Victoria

DATE: 21/01/24

PROPERTY TYPE: HOUSE

 3  2  
 2  623 sqm x

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## Our Difference



Average of only 21 days on market



We pay your marketing fees



Highest price guarantee