

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 49 Koolkuna Avenue, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,570,000 Property Type House Suburb Doncaster

Period - From 01/04/2023 to 31/03/2024 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	45 High St DONCASTER 3108	\$1,400,000	03/04/2024
2	31 Kelly St DONCASTER 3108	\$1,390,000	15/05/2024
3	344 Manningham Rd DONCASTER 3108	\$1,300,000	11/05/2024

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: 18/06/2024 21:29



Property Type: House (Previously Occupied - Detached)
Land Size: 656 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,300,000 - \$1,400,000
Median House Price
 Year ending March 2024: \$1,570,000

Comparable Properties



45 High St DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,400,000
Method: Private Sale
Date: 03/04/2024
Property Type: House
Land Size: 652 sqm approx



31 Kelly St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,390,000
Method: Private Sale
Date: 15/05/2024
Property Type: House
Land Size: 647 sqm approx



344 Manningham Rd DONCASTER 3108 (REI)

Agent Comments



Price: \$1,300,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)

Account - Barry Plant | P: 03 9803 0400