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 $1,200,000 & $1,320,000

Median sale price

Median price $1,550,000 Property Type House Suburb Doncaster

Period - From 01/10/2022 to 30/09/2023 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	17 Killarney Rd TEMPLESTOWE LOWER 3107	$1,320,000	16/09/2023
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: 23/10/2023 19:51

RT Edgar



4 1 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,200,000 - $1,320,000
Median House Price
Year ending September 2023: $1,550,000

Comparable Properties



13 Koolkuna Av DONCASTER 3108 (REI)

3 1 1

Price: $1,420,000
Method: Private Sale
Date: 05/08/2023
Property Type: House
Land Size: 760 sqm approx

Agent Comments



17 Killarney Rd TEMPLESTOWE LOWER 3107 (REI/VG)

4 2 2

Price: $1,320,000
Method: Auction Sale
Date: 16/09/2023
Property Type: House (Res)
Land Size: 696 sqm approx

Agent Comments



41 Burgundy Dr DONCASTER 3108 (REI)

3 1 2

Price: $1,260,000
Method: Auction Sale
Date: 26/08/2023
Property Type: House

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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