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	1/17 Burilla Avenue, Doncaster Vic 3108

Indicative selling price

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

Range between $1,350,000 & $1,430,000

Median sale price

Median price $1,100,000 Property Type Townhouse Suburb Doncaster

Period - From 04/06/2023 to 03/06/2024 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	1/7 Frank St DONCASTER 3108	$1,485,000	05/04/2024
2	2/3 Nauru Ct DONCASTER 3108	$1,461,000	09/12/2023
3	1/12 Gedye St DONCASTER EAST 3109	$1,272,000	23/03/2024

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: 04/06/2024 13:49

1/17 Burilla Avenue, Doncaster Vic 3108



4 3 2

Property Type: Townhouse
Land Size: 306 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,430,000
Median Townhouse Price
04/06/2023 - 03/06/2024: $1,100,000

Comparable Properties



1/7 Frank St DONCASTER 3108 (REI)

4 3 2

Price: $1,485,000
Method: Private Sale
Date: 05/04/2024
Property Type: Townhouse (Single)

Agent Comments



2/3 Nauru Ct DONCASTER 3108 (REI/VG)

4 3 2

Price: $1,461,000
Method: Auction Sale
Date: 09/12/2023
Property Type: Townhouse (Res)

Agent Comments



1/12 Gedye St DONCASTER EAST 3109 (REI/VG)

4 3 2

Price: $1,272,000
Method: Auction Sale
Date: 23/03/2024
Property Type: Townhouse (Res)
Land Size: 298 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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