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	102/5 Curlew Court 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	$385,000	&	$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$685,250	Property type	Unit	Suburb	Doncaster
Period-from	01 Mar 2021	to	28 Feb 2022	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.

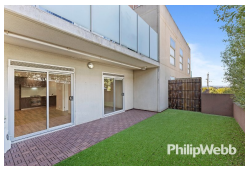
Address of comparable property	Price	Date of sale
103/11 Goodson Street Doncaster VIC 3108	$387,000	09-Oct-21
103/6 Thiele Street Doncaster VIC 3108	$390,000	28-Sep-21
21/765-767 Doncaster Road Doncaster VIC 3108	$390,000	30-Oct-21

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: 02 March 2022

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103/11 Goodson Street Doncaster VIC 3108

1 1 1

Sold Price **$387,000** Sold Date **09-Oct-21**

Distance **0.54km**

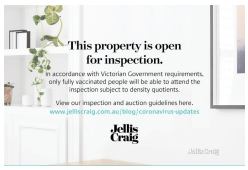


103/6 Thiele Street Doncaster VIC 3108

1 1 1

Sold Price **$390,000** Sold Date **28-Sep-21**

Distance **0.13km**



21/765-767 Doncaster Road Doncaster VIC 3108

1 1 1

Sold Price Sold Date **30-Oct-21**

Distance **0.1km**

RS = Recent sale **UN** = Undisclosed Sale

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