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	15/5 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	$630,000	&	$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$657,500	Property type	Unit	Suburb	Doncaster
Period-from	01 Nov 2023	to	31 Oct 2024	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.

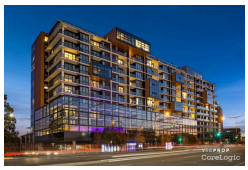
Address of comparable property	Price	Date of sale
520/642 DONCASTER ROAD DONCASTER VIC 3108	$643,000	03-Oct-24
317/65 STABLES CIRCUIT DONCASTER VIC 3108	$635,000	12-Sep-24
608/642 DONCASTER ROAD DONCASTER VIC 3108	$653,000	15-Aug-24

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: 07 November 2024

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520/642 DONCASTER ROAD DONCASTER VIC 3108

2 2 1

Sold Price RS **$643,000** Sold Date **03-Oct-24**

Distance **0.63km**



317/65 STABLES CIRCUIT DONCASTER VIC 3108

2 2 1

Sold Price **$635,000** Sold Date **12-Sep-24**

Distance **1.72km**



608/642 DONCASTER ROAD DONCASTER VIC 3108

2 2 1

Sold Price **$653,000** Sold Date **15-Aug-24**

Distance **0.63km**

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

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