

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

17/65 Turana Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$680,000 Property Type Unit Suburb Doncaster

Period - From 01/07/2023 to 30/06/2024 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	1/732 Doncaster Rd DONCASTER 3108	\$970,000	30/06/2024
2	34 Harvest Ct DONCASTER 3108	\$910,000	29/05/2024
3	3/734 Doncaster Rd DONCASTER 3108	\$930,000	18/04/2024

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:

21/08/2024 16:57

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Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

Year ending June 2024: \$680,000

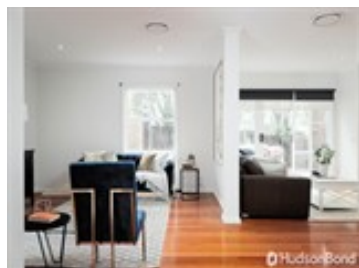


3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



1/732 Doncaster Rd DONCASTER 3108
(REI/VG)

Agent Comments

3 2 2

Price: \$970,000

Method: Private Sale

Date: 30/06/2024

Property Type: Townhouse (Single)



34 Harvest Ct DONCASTER 3108 (REI/VG)

Agent Comments

3 2 2

Price: \$910,000

Method: Private Sale

Date: 29/05/2024

Property Type: Townhouse (Single)

Land Size: 120 sqm approx



3/734 Doncaster Rd DONCASTER 3108
(REI/VG)

Agent Comments

3 3 2

Price: \$930,000

Method: Private Sale

Date: 18/04/2024

Property Type: Townhouse (Res)

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802