

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

6 Idinia Court, Doncaster Vic 3108

Indicative selling price

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

Single price

\$1,290,000

Median sale price

Median price

\$1,295,500

Property Type

House

Suburb

Doncaster

Period - From

07/07/2019

to

06/07/2020

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	33 Koolkuna Av DONCASTER 3108	\$1,355,888	23/03/2020
2	8 Woodland St DONCASTER 3108	\$1,300,000	08/05/2020
3	7 Myers Ct DONCASTER 3108	\$1,300,000	01/05/2020

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:

07/07/2020 09:50



 4  2  2

Property Type: House (Res)

Land Size: 843 sqm approx

Agent Comments

Indicative Selling Price

\$1,290,000

Median House Price

07/07/2019 - 06/07/2020: \$1,295,500

Comparable Properties



33 Koolkuna Av DONCASTER 3108 (VG)

Agent Comments

 5  -  -

Price: \$1,355,888

Method: Sale

Date: 23/03/2020

Property Type: House (Res)

Land Size: 750 sqm approx



8 Woodland St DONCASTER 3108 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,300,000

Method: Private Sale

Date: 08/05/2020

Rooms: 8

Property Type: House

Land Size: 780 sqm approx



7 Myers Ct DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,300,000

Method: Private Sale

Date: 01/05/2020

Property Type: House (Res)

Land Size: 1060 sqm approx