

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 4 Wonuka Court, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,310,000 Property Type House Suburb Doncaster East

Period - From 01/07/2020 to 30/09/2020 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	15 Chiltern Ct DONCASTER EAST 3109	\$1,240,000	11/11/2020
2	7 Dundas Ct DONCASTER EAST 3109	\$1,200,000	20/10/2020
3	28 Daly St DONCASTER EAST 3109	\$1,150,000	14/11/2020

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: 18/11/2020 17:34



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Property Type: House
Land Size: 745 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
September quarter 2020: \$1,310,000

Comparable Properties



15 Chiltern Ct DONCASTER EAST 3109 (REI) **Agent Comments**

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Price: \$1,240,000
Method: Private Sale
Date: 11/11/2020
Property Type: House
Land Size: 742 sqm approx



7 Dundas Ct DONCASTER EAST 3109 (REI) **Agent Comments**

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Price: \$1,200,000
Method: Private Sale
Date: 20/10/2020
Property Type: House (Res)
Land Size: 705 sqm approx



28 Daly St DONCASTER EAST 3109 (REI) **Agent Comments**

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Price: \$1,150,000
Method: Private Sale
Date: 14/11/2020
Property Type: House
Land Size: 684 sqm approx