

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

10 Watling Terrace, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,400,000

&

\$1,540,000

Median sale price

Median price

\$1,615,400

Property Type

House

Suburb

Doncaster East

Period - From

01/10/2023

to

31/12/2023

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	9 Wiarando Ct DONCASTER EAST 3109	\$1,650,000	07/10/2023
2	5 Mccubbin Tce DONCASTER EAST 3109	\$1,480,000	21/10/2023
3	45a Andersons Creek Rd DONCASTER EAST 3109	\$1,342,000	14/10/2023

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.~~

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Indicative Selling Price

\$1,400,000 - \$1,540,000

Median House Price

December quarter 2023: \$1,615,400



 4  2  2

Property Type: House

Land Size: 686 sqm approx

Agent Comments

Comparable Properties



9 Wiarando Ct DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,650,000

Method: Auction Sale

Date: 07/10/2023

Property Type: House (Res)

Land Size: 751 sqm approx



5 Mccubbin Tce DONCASTER EAST 3109 (REI)

Agent Comments

 3  2  2

Price: \$1,480,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House (Res)

Land Size: 615 sqm approx



45a Andersons Creek Rd DONCASTER EAST 3109 (REI)

Agent Comments

 3  2  2

Price: \$1,342,000

Method: Auction Sale

Date: 14/10/2023

Property Type: Unit

Land Size: 469 sqm approx

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