

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

3/7 Waldau Court, Doncaster Vic 3108

Indicative selling price

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

Single price

\$595,000

Median sale price

Median price

\$597,000

Property Type

Unit

Suburb

Doncaster

Period - From

01/07/2019

to

30/09/2019

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.

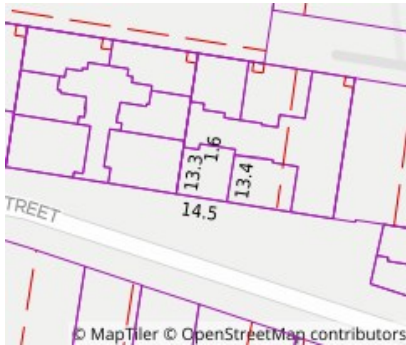
	Address of comparable property	Price	Date of sale
1	4/9-11 Devon Dr DONCASTER EAST 3109	\$618,000	13/06/2019
2	4/20 Wetherby Rd DONCASTER 3108	\$600,000	29/10/2019
3	2/58 Beverley St DONCASTER EAST 3109	\$580,000	20/07/2019

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:

27/11/2019 10:17



Property Type:

Agent Comments

Comparable Properties



4/9-11 Devon Dr DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$618,000

Method: Private Sale

Date: 13/06/2019

Property Type: Unit



4/20 Wetherby Rd DONCASTER 3108 (REI)

Agent Comments



Price: \$600,000

Method: Sold Before Auction

Date: 29/10/2019

Rooms: 3

Property Type: Unit



2/58 Beverley St DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$580,000

Method: Auction Sale

Date: 20/07/2019

Property Type: Unit