

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

2/8 Whalley Court, Doncaster East Vic 3109

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

\$921,500

Property Type

Unit

Suburb

Doncaster East

Period - From

01/04/2021

to

30/06/2021

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	13 Shirley Ct DONCASTER EAST 3109	\$990,000	07/08/2021
2	2/24 Boronia Gr DONCASTER EAST 3109	\$950,000	24/04/2021
3	3/4 Ascot St DONCASTER EAST 3109	\$900,000	31/07/2021

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:

12/10/2021 14:56



 3  2  2

Rooms: 6
Property Type: Unit
Land Size: 241 sqm approx
 Agent Comments

Indicative Selling Price
 \$900,000 - \$990,000
Median Unit Price
 June quarter 2021: \$921,500

Comparable Properties



13 Shirley Ct DONCASTER EAST 3109 (REI)

Agent Comments

 3  1  1

Price: \$990,000
Method: Auction Sale
Date: 07/08/2021
Property Type: Townhouse (Res)
Land Size: 307 sqm approx



2/24 Boronia Gr DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  2  2

Price: \$950,000
Method: Auction Sale
Date: 24/04/2021
Property Type: Townhouse (Res)
Land Size: 189 sqm approx



3/4 Ascot St DONCASTER EAST 3109 (VG)

Agent Comments

 3  -  -

Price: \$900,000
Method: Sale
Date: 31/07/2021
Property Type: Flat/Unit/Apartment (Res)