Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/12 Whalley Court, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,300,000		&		\$1,400,000				
fedian sale price									
Median price	\$1,312,000	Pro	operty Type	Том	/nhouse		Suburb	Doncaster East	
Period - From	26/08/2023	to	25/08/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	2 Toogoods Rise BOX HILL NORTH 3129	\$1,200,000	29/06/2024
2	1/11 Meryl St DONCASTER EAST 3109	\$1,480,000	01/06/2024
3	2/32 Clay Dr DONCASTER 3108	\$1,271,000	11/05/2024

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:

26/08/2024 11:42









Property Type: Townhouse Agent Comments Indicative Selling Price \$1,300,000 - \$1,400,000 Median Townhouse Price 26/08/2023 - 25/08/2024: \$1,312,000

Comparable Properties



2 Toogoods Rise BOX HILL NORTH 3129 (REI) Agent Comments



Price: \$1,200,000 Method: Auction Sale Date: 29/06/2024 Property Type: Townhouse (Res) Land Size: 293 sqm approx



1/11 Meryl St DONCASTER EAST 3109 (REI/VG) Agent Comments



Price: \$1,480,000 Method: Auction Sale Date: 01/06/2024 Property Type: Townhouse (Res) Land Size: 363 sqm approx

2/32 Clay Dr DONCASTER 3108 (REI/VG)



Agent Comments



Price: \$1,271,000 Method: Auction Sale Date: 11/05/2024 Property Type: Townhouse (Res) Land Size: 389 sqm approx

Account - Barry Plant | P: 03 9842 8888



propertydata

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