

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 2/12 Whalley Court, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,312,000 Property Type Townhouse Suburb Doncaster East

Period - From 26/08/2023 to 25/08/2024 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	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



 3  2  2

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

 3  2  1

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

 3  2  2

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

 3  2  2

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