

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

1 Whalley Court, Doncaster East

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Single price

\$1,395,000

Median sale priceMedian price

\$1,500,000

Property type

HOUSE

Suburb

Doncaster East

Period - From

APRIL 21

to

JUNE 21

Source

REIV

Comparable property sales

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 21 Meryl Street, Doncaster East	\$1,460,000	5/06/21
2 24 Cassowary Street, Doncaster East	\$1,435,000	2/03/21
3 16 Barbara Street, Doncaster East	\$1,468,000	12/03/21

This Statement of Information was prepared on:

17/11/2021

Comparable properties



\$1,460,000

21 Meryl Street, Doncaster East, Victoria

DATE: 5/06/21

PROPERTY TYPE: HOUSE

 3  1
 2  729 sqm



\$1,435,000

24 Cassowary Street, Doncaster East, Victoria

DATE: 2/03/21

PROPERTY TYPE: HOUSE

 3  1
 2  779 sqm



\$1,468,000

16 Barbara Street, Doncaster East, Victoria

DATE: 12/03/21

PROPERTY TYPE: HOUSE

 3  1
 1  669 sqm x

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Our Difference



Average of only
21 days on market



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