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

12 Woodhouse Road, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,500,000		&		\$1,650,000				
Median sale price									
Median price	\$1,600,000	Pro	Property Type		House		Suburb	Doncaster East	
Period - From	01/07/2024	to	30/09/2024		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	3 Carisbrook Ct DONCASTER EAST 3109	\$1,580,000	25/07/2024
2	2 Paula Cr DONCASTER EAST 3109	\$1,485,000	15/06/2024
3	6 Maude Av DONCASTER EAST 3109	\$1,600,000	13/05/2024

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:

19/11/2024 14:41



BARRYPLANT

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Property Type: House Land Size: 841 sqm approx Agent Comments Indicative Selling Price \$1,500,000 - \$1,650,000 Median House Price September quarter 2024: \$1,600,000

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.

Comparable Properties

	3 Carisbrook Ct DONCASTER EAST 3109 (REI/VG) Image: 1 4 Image: 2 2 Price: \$1,580,000 Method: Sold Before Auction Date: 25/07/2024 Property Type: House (Res) Land Size: 724 sqm approx	Agent Comments
The second se	2 Paula Cr DONCASTER EAST 3109 (REI/VG) 4 2 2 2 Price: \$1,485,000 Method: Auction Sale Date: 15/06/2024 Property Type: House (Res) Land Size: 721 sqm approx	Agent Comments
	6 Maude Av DONCASTER EAST 3109 (REI/VG) 4 1 2 Price: \$1,600,000 Method: Private Sale Date: 13/05/2024 Property Type: House (Res) Land Size: 803 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9842 8888



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