# 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 5 Wenke Court, Doncaster East Vic 3109

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,250,000		&		\$1,350,000				
Median sale price									
Median price	\$1,180,000	Pro	operty Type	Hou	se		Suburb	Doncaster East	
Period - From	01/07/2019	to	30/09/2019		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	20 Renoir Av TEMPLESTOWE 3106	\$1,350,000	22/06/2019
2	3 Meadow PI TEMPLESTOWE 3106	\$1,275,000	10/08/2019
3	1 Catherine Av DONCASTER EAST 3109	\$1,251,000	07/09/2019

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:

28/10/2019 09:13





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Property Type: House (Previously Occupied - Detached) Land Size: 839 sqm approx Agent Comments Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price

September quarter 2019: \$1,180,000

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# Comparable Properties



20 Renoir Av TEMPLESTOWE 3106 (REI/VG)



Price: \$1,350,000 Method: Auction Sale Date: 22/06/2019 Property Type: House Land Size: 792 sqm approx

Agent Comments

Agent Comments



3 Meadow PI TEMPLESTOWE 3106 (REI)

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Price: \$1,275,000 Method: Auction Sale Date: 10/08/2019 Property Type: House (Res) Land Size: 852 sqm approx



1 Catherine Av DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,251,000 Method: Auction Sale Date: 07/09/2019 Property Type: House (Res) Land Size: 782 sqm approx

Account - Philip Webb



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.