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

11 Chiltern Court, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,500,000		&		\$1,650,000				
Median sale p	rice								
Median price	\$1,566,750	Pro	operty Type	Hou	se		Suburb	Doncaster East	
Period - From	01/10/2021	to	31/12/2021		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	19 Hawk St DONCASTER EAST 3109	\$1,572,000	22/12/2021
2	17 Woorarra Av DONCASTER EAST 3109	\$1,565,000	12/02/2022
3			

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:

15/02/2022 13:55



RT Edgar





Property Type: House **Land Size:** 658 sqm approx Agent Comments Indicative Selling Price \$1,500,000 - \$1,650,000 Median House Price December quarter 2021: \$1,566,750

Comparable Properties



19 Hawk St DONCASTER EAST 3109 (REI/VG) Agent Comments



Price: \$1,572,000 Method: Private Sale Date: 22/12/2021 Property Type: House Land Size: 903 sqm approx



17 Woorarra Av DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,565,000 Method: Auction Sale Date: 12/02/2022 Property Type: House (Res) Land Size: 646 sqm approx

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.

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088

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