

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000 & \$1,650,000

### Median sale price

Median price \$1,566,750 Property Type House Suburb Doncaster East

Period - From 01/10/2021 to 31/12/2021 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	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



 4    2    2

**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**

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**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**

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**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**