

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

17 Woorarra Avenue, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$1,522,000

Property Type House

Suburb Doncaster East

Period - From 01/07/2021

to

30/09/2021

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	123 Landscape Dr DONCASTER EAST 3109	\$1,470,000	18/12/2021
2	10 Ireland Av DONCASTER EAST 3109	\$1,450,000	04/01/2022
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:

12/01/2022 16:52



4
 2
 3

Property Type:

Divorce/Estate/Family Transfers

Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,430,000

Median House Price

September quarter 2021: \$1,522,000

Comparable Properties

**123 Landscape Dr DONCASTER EAST 3109 (REI)**

Agent Comments

4
 2
 2

Price: \$1,470,000**Method:** Auction Sale**Date:** 18/12/2021**Property Type:** House (Res)**Land Size:** 820 sqm approx**10 Ireland Av DONCASTER EAST 3109 (REI)**

Agent Comments

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 1
 2

Price: \$1,450,000**Method:** Private Sale**Date:** 04/01/2022**Property Type:** House**Land Size:** 725 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