

## 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  
15 Wiarando 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 \$1,200,000 & \$1,320,000

#### Median sale price

Median price \$1,300,400 House  Unit  Suburb Doncaster East

Period - From 01/04/2018 to 30/06/2018 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.

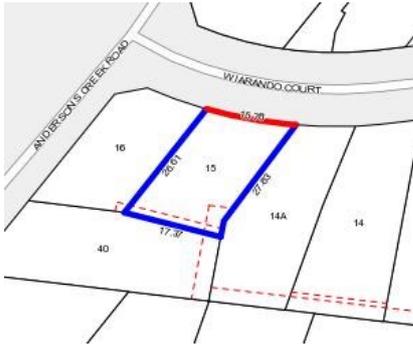
	Address of comparable property	Price	Date of sale
1	14 Matisse Dr TEMPLESTOWE 3106	\$1,316,000	24/02/2018
2	19 Newlands Cr DONCASTER EAST 3109	\$1,270,000	02/07/2018
3	25 Matisse Dr TEMPLESTOWE 3106	\$1,255,000	03/03/2018

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.

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**Indicative Selling Price**  
\$1,200,000 - \$1,320,000  
**Median House Price**  
June quarter 2018: \$1,300,400



 4    2    2

**Rooms:**  
**Property Type:** House  
**Land Size:** 413 sqm approx  
**Agent Comments**

## Comparable Properties



14 Matisse Dr TEMPLESTOWE 3106 (REI)

**Agent Comments**

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**Price:** \$1,316,000  
**Method:** Sold Before Auction  
**Date:** 24/02/2018  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 548 sqm approx



19 Newlands Cr DONCASTER EAST 3109 (REI) **Agent Comments**

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**Price:** \$1,270,000  
**Method:** Sold Before Auction  
**Date:** 02/07/2018  
**Rooms:** 8  
**Property Type:** House (Res)



25 Matisse Dr TEMPLESTOWE 3106 (REI)

**Agent Comments**

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**Price:** \$1,255,000  
**Method:** Auction Sale  
**Date:** 03/03/2018  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 309 sqm approx