

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

2 EDITH COURT DONCASTER VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,520,000

Property type

House

Suburb

Doncaster

Period-from

01 Aug 2021

to

31 Jul 2022

Source

Corelogic

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 6 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

2 LOUISE COURT DONCASTER VIC 3108	\$1,190,000	20-Aug-22
273 MANNINGHAM ROAD TEMPLESTOWE LOWER VIC 3107	\$1,259,000	14-Dec-21
16 LAUER STREET DONCASTER VIC 3108	\$1,271,000	09-May-22

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 6 months.~~

This Statement of Information was prepared on: 23 August 2022



2 LOUISE COURT DONCASTER VIC 3108

Sold Price

^{RS}

\$1,190,000

Sold Date **20-Aug-22**

 3  1  1

Distance **1.07km**



**273 MANNINGHAM ROAD
TEMPLESTOWE LOWER VIC 3107**

Sold Price

\$1,259,000

Sold Date **14-Dec-21**

 3  1  1

Distance **1.88km**



**16 LAUER STREET DONCASTER
VIC 3108**

Sold Price

\$1,271,000

Sold Date **09-May-22**

 3  1  1

Distance **2.3km**

RS = Recent sale

UN = Undisclosed Sale

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