

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

2/7 Woodstock Court, 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 \$1,200,000 Property Type Townhouse Suburb Doncaster East

Period - From 29/08/2021 to 28/08/2022 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	3 Crossman St DONCASTER EAST 3109	\$1,420,000	28/06/2022
2	3/19 Talford St DONCASTER EAST 3109	\$1,400,000	19/05/2022
3	2/1 Vicki Ct DONCASTER EAST 3109	\$1,388,000	16/07/2022

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:

29/08/2022 17:19



Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,430,000
Median Townhouse Price
29/08/2021 - 28/08/2022: \$1,200,000

Comparable Properties



3 Crossman St DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,420,000
Method: Private Sale
Date: 28/06/2022
Property Type: Townhouse (Res)
Land Size: 325 sqm approx



3/19 Talford St DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,400,000
Method: Sold Before Auction
Date: 19/05/2022
Property Type: Townhouse (Res)
Land Size: 212 sqm approx



2/1 Vicki Ct DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,388,000
Method: Auction Sale
Date: 16/07/2022
Property Type: Townhouse (Res)
Land Size: 336 sqm approx