

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 Shirley Court, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,278,000

Property Type

House

Suburb

Doncaster East

Period - From

01/10/2019

to

31/12/2019

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	12 Whalley Ct DONCASTER EAST 3109	\$1,205,000	30/11/2019
2	37 Daly St DONCASTER EAST 3109	\$1,200,000	17/08/2019
3	7 Hatfield Ct DONCASTER EAST 3109	\$1,200,000	24/10/2019

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:

17/02/2020 17:15



 3  1  3

Property Type: House (Previously Occupied - Detached)
Land Size: 722 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
December quarter 2019: \$1,278,000

Comparable Properties



12 Whalley Ct DONCASTER EAST 3109 (REI)

 3  2  2

Price: \$1,205,000
Method: Auction Sale
Date: 30/11/2019
Rooms: 5
Property Type: House (Res)
Land Size: 854 sqm approx

Agent Comments

Larger block, Court location



37 Daly St DONCASTER EAST 3109 (REI/VG)

 3  1  2

Price: \$1,200,000
Method: Auction Sale
Date: 17/08/2019
Property Type: House (Res)
Land Size: 756 sqm approx

Agent Comments

Slightly larger block, house needs renovation work



7 Hatfield Ct DONCASTER EAST 3109 (REI)

 4  2  2

Price: \$1,200,000
Method: Private Sale
Date: 24/10/2019
Property Type: House
Land Size: 798 sqm approx

Agent Comments

Larger block, additional bedroom. Older renovation completed some time ago