

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

8 Hertford Road Doncaster East VIC 3109

Indicative selling price

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

Single Price

\$1,550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,250,000

Property type

House

Suburb

Doncaster East

Period-from

01 Mar 2020

to

28 Feb 2021

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

8 Wenke Court Doncaster East VIC 3109	\$1,680,000	28-Nov-20
17 Crestmont Court Doncaster East VIC 3109	\$1,484,000	24-Dec-20
2 Haldane Court Doncaster East VIC 3109	\$1,515,000	29-Jan-21

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: 01 March 2021



8 Wenke Court Doncaster East VIC 3109

Sold Price

\$1,680,000

Sold Date **28-Nov-20**

 4  2  2

Distance **0.88km**



17 Crestmont Court Doncaster East VIC 3109

Sold Price

^{RS} **\$1,484,000**

Sold Date **24-Dec-20**

 4  2  2

Distance **2.72km**



2 Haldane Court Doncaster East VIC 3109

Sold Price

^{RS} **\$1,515,000**

Sold Date **29-Jan-21**

 4  2  2

Distance **2.82km**

RS = Recent sale

UN = Undisclosed Sale

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