

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

10 Wimbledon Court, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,890,000

&

\$1,990,000

Median sale price

Median price

\$1,651,000

Property Type

House

Suburb

Doncaster East

Period - From

01/04/2024

to

30/06/2024

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	2 Van Unen Ct DONCASTER EAST 3109	\$1,890,000	22/06/2024
2	3 Harkaway Rise DONCASTER EAST 3109	\$1,950,000	14/04/2024
3	1 Bray Ct TEMPLESTOWE 3106	\$1,980,000	15/03/2024

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:

24/08/2024 19:46



Property Type: House (Res)

Agent Comments

Comparable Properties



2 Van Unen Ct DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,890,000

Method: Auction Sale

Date: 22/06/2024

Property Type: House (Res)

Land Size: 787 sqm approx



3 Harkaway Rise DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,950,000

Method: Sold After Auction

Date: 14/04/2024

Property Type: House

Land Size: 786 sqm approx



1 Bray Ct TEMPLESTOWE 3106 (REI/VG)

Agent Comments



Price: \$1,980,000

Method: Sold Before Auction

Date: 15/03/2024

Property Type: House (Res)

Land Size: 791 sqm approx