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 Hope Court, Doncaster East Vic 3109

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,175,000		&		\$1,275,000			
Median sale p	rice							
Median price	\$1,310,000	Pro	operty Type	Hou	se		Suburb	Doncaster East
Period - From	01/07/2020	to	30/09/2020		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	3 Harman CI DONCASTER EAST 3109	\$1,210,000	18/07/2020
2	1 Malei Ct TEMPLESTOWE 3106	\$1,200,000	02/06/2020
3	7 Wimbledon Ct DONCASTER EAST 3109	\$1,180,000	18/07/2020

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:

18/11/2020 11:48









Property Type: House Land Size: 842 sqm approx Agent Comments Indicative Selling Price \$1,175,000 - \$1,275,000 Median House Price September quarter 2020: \$1,310,000

Comparable Properties



3 Harman CI DONCASTER EAST 3109 (REI/VG)



Price: \$1,210,000 Method: Auction Sale Date: 18/07/2020 Rooms: 9 Property Type: House (Res) Land Size: 875 sqm approx Agent Comments





Price: \$1,200,000 Method: Private Sale Date: 02/06/2020 Rooms: 7 Property Type: House Land Size: 774 sqm approx Agent Comments

Agent Comments



7 Wimbledon Ct DONCASTER EAST 3109 (REI/VG)



Price: \$1,180,000 Method: Private Sale Date: 18/07/2020 Property Type: House Land Size: 812 sqm approx

Account - Barry Plant | P: 03 9842 8888



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.