

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

1 Worthing Avenue, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,280,000 & \$1,408,000

Median sale price

Median price \$1,310,000 Property Type House Suburb Doncaster East

Period - From 01/10/2020 to 31/12/2020 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	54 Worthing Av DONCASTER EAST 3109	\$1,455,000	13/03/2021
2	2 Kiandra Ct DONCASTER EAST 3109	\$1,428,000	28/11/2020
3	17 Worthing Av DONCASTER EAST 3109	\$1,289,888	18/02/2021

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: 16/03/2021 17:27



Property Type: House (Previously

Occupied - Detached)

Land Size: 668 sqm approx

Agent Comments

Comparable Properties



54 Worthing Av DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,455,000

Method: Auction Sale

Date: 13/03/2021

Property Type: House (Res)

Land Size: 669 sqm approx



2 Kiandra Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,428,000

Method: Auction Sale

Date: 28/11/2020

Property Type: House (Res)

Land Size: 726 sqm approx



17 Worthing Av DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,289,888

Method: Private Sale

Date: 18/02/2021

Property Type: House (Res)

Land Size: 646 sqm approx