

# 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](http://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

**Indicative Selling Price**  
\$1,280,000 - \$1,408,000  
**Median House Price**  
December quarter 2020: \$1,310,000

## 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