

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

2/11 Wilma Court, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,850,000

&

\$1,950,000

Median sale price

Median price \$1,137,500

Property Type Townhouse

Suburb Doncaster

Period - From 10/10/2022

to

09/10/2023

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	18 Corella St DONCASTER 3108	\$1,925,000	08/09/2023
2	4a Maple Ct DONCASTER 3108	\$1,878,000	07/10/2023
3	39 Ada St DONCASTER 3108	\$1,818,000	08/09/2023

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:

10/10/2023 14:00



5 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,850,000 - \$1,950,000

Median Townhouse Price

10/10/2022 - 09/10/2023: \$1,137,500

Comparable Properties



18 Corella St DONCASTER 3108 (REI)

Agent Comments

5 4 2

Price: \$1,925,000

Method: Expression of Interest

Date: 08/09/2023

Property Type: Townhouse (Res)



4a Maple Ct DONCASTER 3108 (REI)

Agent Comments

5 3 2

Price: \$1,878,000

Method: Auction Sale

Date: 07/10/2023

Property Type: House (Res)



39 Ada St DONCASTER 3108 (REI)

Agent Comments

4 3 2

Price: \$1,818,000

Method: Sold Before Auction

Date: 08/09/2023

Property Type: Townhouse (Single)