

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

6 Wonuka Court, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,410,000

Property Type

House

Suburb

Doncaster East

Period - From

01/07/2020

to

30/06/2021

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	1 Telopea Av DONCASTER EAST 3109	\$1,300,000	24/04/2021
2	5 Sharon St DONCASTER 3108	\$1,250,000	02/06/2021
3	3 Centaur Gr DONCASTER EAST 3109	\$1,230,000	13/05/2021

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:

07/10/2021 17:18



Property Type: House (Previously Occupied - Detached)
Land Size: 735 sqm approx
Agent Comments

Comparable Properties



1 Telopea Av DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,300,000
Method: Auction Sale
Date: 24/04/2021
Property Type: House (Res)
Land Size: 661 sqm approx



5 Sharon St DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,250,000
Method: Sold Before Auction
Date: 02/06/2021
Property Type: House (Res)
Land Size: 722 sqm approx

3 Centaur Gr DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,230,000
Method: Private Sale
Date: 13/05/2021
Property Type: House (Res)
Land Size: 766 sqm approx