

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 Woodstock Court, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,390,000 & \$1,520,000

Median sale price

Median price \$1,620,000 Property Type House Suburb Doncaster East

Period - From 01/01/2024 to 31/03/2024 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	3 Larool CI DONCASTER EAST 3109	\$1,652,000	01/06/2024
2	36 Canopus Dr DONCASTER EAST 3109	\$1,460,000	23/03/2024
3	25 Capricorn Av DONCASTER EAST 3109	\$1,352,888	09/01/2024

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: 06/06/2024 13:03



Property Type: House
Land Size: 651 sqm approx
Agent Comments

Indicative Selling Price
\$1,390,000 - \$1,520,000
Median House Price
March quarter 2024: \$1,620,000

Comparable Properties



3 Larool CI DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,652,000
Method: Auction Sale
Date: 01/06/2024
Property Type: House (Res)



36 Canopus Dr DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,460,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House
Land Size: 653 sqm approx



25 Capricorn Av DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,352,888
Method: Private Sale
Date: 09/01/2024
Property Type: House
Land Size: 786 sqm approx

Account - Barry Plant | P: 03 9842 8888