

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 10 Wimbledon Court, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,650,000 & \$1,790,000

Median sale price

Median price \$1,635,000 Property Type House Suburb Doncaster East
Period - From 08/07/2023 to 07/07/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

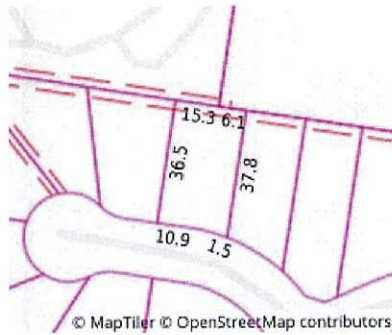
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| | Address of comparable property | Price | Date of sale |
|---|-------------------------------------|-------------|--------------|
| 1 | 100 Polaris Dr DONCASTER EAST 3109 | \$1,752,800 | 01/02/2024 |
| 2 | 18 Buvelot Wynd DONCASTER EAST 3109 | \$1,750,000 | 06/05/2024 |
| 3 | 53 Carbine St DONVALE 3111 | \$1,678,000 | 18/05/2024 |

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: 08/07/2024 12:02



Property Type: House (Previously Occupied - Detached)

Land Size: 783 sqm approx

Agent Comments

Comparable Properties



100 Polaris Dr DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,752,800

Method: Private Sale

Date: 01/02/2024

Property Type: House (Res)

Land Size: 790 sqm approx



18 Buvelot Wynd DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,750,000

Method: Private Sale

Date: 06/05/2024

Property Type: House

Land Size: 670 sqm approx



53 Carbine St DONVALE 3111 (REI)

Agent Comments



Price: \$1,678,000

Method: Auction Sale

Date: 18/05/2024

Property Type: House (Res)

Land Size: 773 sqm approx