

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

13 Shirley Court, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$950,000

&

\$1,045,000

Median sale price

Median price

\$1,264,500

Property Type

Townhouse

Suburb

Doncaster East

Period - From

18/07/2022

to

17/07/2023

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	1/12 Bullen St DONCASTER EAST 3109	\$1,010,000	20/05/2023
2	3/38 Boronia Gr DONCASTER EAST 3109	\$975,000	12/05/2023
3	4a Thea Gr DONCASTER EAST 3109	\$938,000	02/05/2023

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:

18/07/2023 15:06



 3  1  1

Property Type: Townhouse (Res)

Land Size: 307 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$950,000 - \$1,045,000

Median Townhouse Price

18/07/2022 - 17/07/2023: \$1,264,500

Comparable Properties



1/12 Bullen St DONCASTER EAST 3109 (REI)

[Agent Comments](#)

 3  2  1

Price: \$1,010,000

Method: Auction Sale

Date: 20/05/2023

Property Type: Townhouse (Res)

Land Size: 152 sqm approx



3/38 Boronia Gr DONCASTER EAST 3109
(REI/VG)

[Agent Comments](#)

 3  1  2

Price: \$975,000

Method: Sold Before Auction

Date: 12/05/2023

Property Type: Unit

Land Size: 247 sqm approx



4a Thea Gr DONCASTER EAST 3109 (REI/VG)

[Agent Comments](#)

 3  1  1

Price: \$938,000

Method: Sold Before Auction

Date: 02/05/2023

Property Type: Unit

Land Size: 283 sqm approx

Account - Barry Plant | P: 03 9842 8888