

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 32 Woodlea Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,524,000 Property Type House Suburb Doncaster East

Period - From 01/04/2022 to 31/03/2023 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	46 Gaudion Rd DONCASTER EAST 3109	\$1,815,000	27/05/2023
2	33 Belinda Cr DONCASTER EAST 3109	\$1,679,000	27/05/2023
3	14 Owens St DONCASTER EAST 3109	\$1,505,000	20/05/2023

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: 05/07/2023 12:59



Property Type: House

Land Size: 670 sqm approx

Agent Comments

Comparable Properties



46 Gaudion Rd DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,815,000

Method: Auction Sale

Date: 27/05/2023

Property Type: House (Res)

Land Size: 671 sqm approx



33 Belinda Cr DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,679,000

Method: Auction Sale

Date: 27/05/2023

Property Type: House (Res)

Land Size: 714 sqm approx



14 Owens St DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,505,000

Method: Auction Sale

Date: 20/05/2023

Property Type: House (Res)

Land Size: 694 sqm approx