

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

5 Willorna Court, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,750,000 & \$1,900,000

Median sale price

Median price \$1,705,000 Property Type House Suburb Doncaster East

Period - From 01/04/2023 to 30/06/2023 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	6 Mallard CI DONCASTER EAST 3109	\$1,995,000	22/04/2023
2	54 Newlands Cr DONCASTER EAST 3109	\$1,855,000	03/06/2023
3	2 Wallara CI DONCASTER EAST 3109	\$1,790,000	01/05/2023

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:

26/09/2023 12:05



 4  3  2

Property Type: House

Land Size: 968 sqm approx

Agent Comments

Comparable Properties



6 Mallard CI DONCASTER EAST 3109 (REI/VG) Agent Comments

 5  3  2

Price: \$1,995,000

Method: Auction Sale

Date: 22/04/2023

Property Type: House (Res)

Land Size: 615 sqm approx



54 Newlands Cr DONCASTER EAST 3109 (REI/VG) Agent Comments

 4  2  2

Price: \$1,855,000

Method: Auction Sale

Date: 03/06/2023

Property Type: House (Res)

Land Size: 650 sqm approx



2 Wallara CI DONCASTER EAST 3109 (REI/VG) Agent Comments

 4  3  2

Price: \$1,790,000

Method: Private Sale

Date: 01/05/2023

Property Type: House (Res)

Land Size: 664 sqm approx