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

6 Willorna Court, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	en \$1,700,000		&		\$1,870,000				
Median sale price									
Median price	\$1,650,000	Property Type Hou		Hou	ISE		Suburb	Doncaster East	
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	7 Luton Ct DONCASTER EAST 3109	\$1,866,000	06/04/2024
2	24 The Pines Outlook DONCASTER EAST 3109	\$1,850,000	27/11/2023
3	4 Timms PI DONCASTER EAST 3109	\$1,700,000	16/12/2023

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:

23/04/2024 16:36









Property Type: House **Land Size:** 765 sqm approx Agent Comments 8841 4888 0422 419 357 nicoleqiu@jelliscraig.com.au

Indicative Selling Price \$1,700,000 - \$1,870,000 Median House Price Year ending March 2024: \$1,650,000

Comparable Properties

7 Luton Ct DONCASTER EAST 3109 (REI) 5 3 2 Price: \$1,866,000 Method: Auction Sale Date: 06/04/2024 Property Type: House (Res) Land Size: 968 sqm approx	Agent Comments
24 The Pines Outlook DONCASTER EAST 3109 (REI/VG) ↓ ↓ ↓ ↓ 2 ↓ ↓ 2 Price: \$1,850,000 Method: Private Sale Date: 27/11/2023 Property Type: House (Res) Land Size: 678 sqm approx	Agent Comments
4 Timms PI DONCASTER EAST 3109 (REI/VG) 4 2 2 2 Price: \$1,700,000 Method: Auction Sale Date: 16/12/2023 Property Type: House (Res) Land Size: 792 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 8841 4888



propertydata

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