

# 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 7 Whistlewood Close, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,450,000 & \$1,550,000

### Median sale price

Median price \$1,575,500 Property Type House Suburb Doncaster East

Period - From 01/07/2022 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	37 Smiths Rd TEMPLESTOWE 3106	\$1,570,000	11/03/2023
2	9 Cameron Cl DONVALE 3111	\$1,520,000	28/03/2023
3	14 Long Valley Way DONCASTER EAST 3109	\$1,485,000	27/05/2023

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: 31/07/2023 17:23

7 Whistlewood Close, Doncaster East Vic 3109

**Jellis  
Craig**

Shaun Wang

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 4    2    3

**Rooms:** 5

**Property Type:** House

**Land Size:** 1040 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,450,000 - \$1,550,000

**Median House Price**

Year ending June 2023: \$1,575,500

## Comparable Properties



**37 Smiths Rd TEMPLESTOWE 3106 (REI/VG)**

Agent Comments

 4    2    2

**Price:** \$1,570,000

**Method:** Auction Sale

**Date:** 11/03/2023

**Property Type:** House (Res)

**Land Size:** 791 sqm approx



**9 Cameron Ct DONVALE 3111 (REI)**

Agent Comments

 5    3    3

**Price:** \$1,520,000

**Method:** Private Sale

**Date:** 28/03/2023

**Property Type:** House (Res)

**Land Size:** 1024 sqm approx



**14 Long Valley Way DONCASTER EAST 3109 (REI)**

Agent Comments

 4    2    2

**Price:** \$1,485,000

**Method:** Auction Sale

**Date:** 27/05/2023

**Property Type:** House (Res)

**Land Size:** 828 sqm approx

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