Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8 Woodlea Street, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,650,000		&		\$1,750,000				
Median sale p	rice								
Median price	\$1,650,000	Pro	operty Type	Hous	se		Suburb	Doncaster East	
Period - From	01/01/2023	to	31/12/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	10 Tracey St DONCASTER EAST 3109	\$1,738,888	28/10/2023
2	4 Loxley Ct DONCASTER EAST 3109	\$1,665,000	09/12/2023
3	8 Gaudion Rd DONCASTER EAST 3109	\$1,651,000	24/02/2024

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:

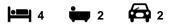
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Rod Yan 8841 4888





Property Type: House **Land Size:** 644 sqm approx Agent Comments 0433 658 813 rodyan@jelliscraig.com.au Indicative Selling Price \$1,650,000 - \$1,750,000

\$1,650,000 - \$1,750,000 **Median House Price** Year ending December 2023: \$1,650,000

Comparable Properties



10 Tracey St DONCASTER EAST 3109 (REI/VG) Agent Comments



Price: \$1,738,888 Method: Auction Sale Date: 28/10/2023 Property Type: House Land Size: 650 sqm approx



4 Loxley Ct DONCASTER EAST 3109 (REI/VG) Agent Comments



Price: \$1,665,000 Method: Auction Sale Date: 09/12/2023 Property Type: House (Res) Land Size: 747 sqm approx



8 Gaudion Rd DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,651,000 Method: Auction Sale Date: 24/02/2024 Property Type: House (Res) Land Size: 712 sqm approx

Account - Jellis Craig | P: 03 8841 4888





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