

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 Wonuka Court, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,410,000 Property Type House Suburb Doncaster East

Period - From 01/07/2020 to 30/06/2021 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	1 Telopea Av DONCASTER EAST 3109	\$1,300,000	24/04/2021
2	5 Sharon St DONCASTER 3108	\$1,250,000	02/06/2021
3	3 Centaur Gr DONCASTER EAST 3109	\$1,230,000	13/05/2021

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: 07/10/2021 17:18

Vince Naz

0402 828 198

0402 828 198

vnaz@rtedgar.com.au

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending June 2021: \$1,410,000



Property Type: House (Previously Occupied - Detached)

Land Size: 735 sqm approx

Agent Comments

Comparable Properties



1 Telopea Av DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,300,000

Method: Auction Sale

Date: 24/04/2021

Property Type: House (Res)

Land Size: 661 sqm approx



5 Sharon St DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,250,000

Method: Sold Before Auction

Date: 02/06/2021

Property Type: House (Res)

Land Size: 722 sqm approx

3 Centaur Gr DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,230,000

Method: Private Sale

Date: 13/05/2021

Property Type: House (Res)

Land Size: 766 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088