

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

101/160 Williamsons Road Doncaster VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$582,500

Property type

Unit

Suburb

Doncaster

Period-from

01 Feb 2020

to

31 Jan 2021

Source

Corelogic

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 6 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

5/8 Berkeley Street Doncaster VIC 3108	\$550,000	29-Oct-20
1/6 Thiele Street Doncaster VIC 3108	\$555,000	12-Oct-20
306/5 Elgar Court Doncaster VIC 3108	\$543,000	11-Nov-20

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 6 months.~~

This Statement of Information was prepared on: 02 February 2021



5/8 Berkeley Street Doncaster VIC 3108

Sold Price

\$550,000

Sold Date

29-Oct-20

 2

 2

 1

Distance

1.23km

Notes from your agent

Apartment has a small courtyard at the back. Practical floor plan. Doncaster Primary and Doncaster Secondary Zones.



1/6 Thiele Street Doncaster VIC 3108

Sold Price

\$555,000

Sold Date

12-Oct-20

 2

 2

 1

Distance

1.48km

Notes from your agent

This also has a little courtyard. Unit tucked away just back from Doncaster Rd. Similar square meterage. Doncaster Primary and Doncaster Secondary Zones.



306/5 Elgar Court Doncaster VIC 3108

Sold Price

\$543,000

Sold Date

11-Nov-20

 2

 2

 1

Distance

1.59km

Notes from your agent

Very similar internal size, this building also carries a good reputation (Gardenhill). Doncaster Primary and Doncaster Secondary Zones. Close to Westfield.

RS = Recent sale

UN = Undisclosed Sale

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