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 31 Wilsons Road, Doncaster Vic 3108

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,700,000		&		\$1,800,000			
Median sale p	rice							
Median price	\$1,550,000	Pro	operty Type	Hou	se		Suburb	Doncaster
Period - From	01/04/2024	to	30/06/2024		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.

Add	dress of comparable property	Price	Date of sale
1	36 Bordeaux St DONCASTER 3108	\$1,680,000	24/08/2024
2	25 Queens Av DONCASTER 3108	\$1,468,000	03/08/2024
3	53 Members Dr DONCASTER 3108	\$2,615,000	01/08/2024

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:

11/09/2024 15:18









Property Type: House Land Size: 400 sqm approx Agent Comments Indicative Selling Price \$1,700,000 - \$1,800,000 Median House Price June quarter 2024: \$1,550,000

Comparable Properties



36 Bordeaux St DONCASTER 3108 (REI)



Price: \$1,680,000 Method: Auction Sale Date: 24/08/2024 Property Type: Townhouse (Res) Agent Comments

Agent Comments

25 Queens Av DONCASTER 3108 (REI)

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Price: \$1,468,000 Method: Auction Sale Date: 03/08/2024 Property Type: House (Res)

53 Members Dr DONCASTER 3108 (REI)



Agent Comments

Price: \$2,615,000 Method: Sold Before Auction Date: 01/08/2024 Property Type: House (Res) Land Size: 429 sqm approx

Account - Barry Plant | P: 03 9842 8888



propertydata

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