

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

WINDERMERE AVENUE DONCASTER EAST VIC 3109

Indicative selling price

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

Single Price

\$1,870,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,529,250

Property type

House

Suburb

Doncaster East

Period-from

01 Apr 2022

to

31 Mar 2023

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

22 DIANNE STREET DONCASTER EAST VIC 3109	\$1,890,500	18-Feb-23
15 VALEPARK DRIVE DONVALE VIC 3111	\$1,820,000	03-Dec-22
18 WILSONS ROAD DONCASTER VIC 3108	\$1,890,000	18-Feb-23

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: 21 April 2023



22 DIANNE STREET DONCASTER EAST VIC 3109

4 3 2

Sold Price ^{RS} **\$1,890,500** Sold Date **18-Feb-23**

Distance **1.62km**

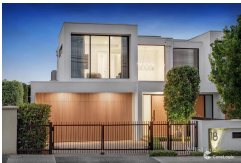


15 VALEPARK DRIVE DONVALE VIC 3111

4 3 2

Sold Price **\$1,820,000** Sold Date **03-Dec-22**

Distance **1.73km**



18 WILSONS ROAD DONCASTER VIC 3108

4 3 2

Sold Price **\$1,890,000** Sold Date **18-Feb-23**

Distance **3.77km**

RS = Recent sale UN = Undisclosed Sale

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