

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

3/1 Westfield Drive, Doncaster Vic 3108

Indicative selling price

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

Range between \$380,000 & \$418,000

Median sale price

Median price \$635,000 Property Type Unit Suburb Doncaster

Period - From 25/09/2022 to 24/09/2023 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	302/642 Doncaster Rd DONCASTER 3108	\$408,500	29/06/2023
2	31/872-874 Doncaster Rd DONCASTER EAST 3109	\$393,000	26/05/2023
3	110/832 Doncaster Rd DONCASTER 3108	\$370,000	09/05/2023

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:

25/09/2023 16:49



Property Type:

Agent Comments

Indicative Selling Price

\$380,000 - \$418,000

Median Unit Price

25/09/2022 - 24/09/2023: \$635,000

There were very little comparable sales results within the last 6 months. 1. 302/642 Doncaster Rd, Doncaster has a pool, equipped gym, two function rooms plus a rooftop terrace with barbeque facilities which ours does not have. However ours is larger and has courtyard. 2. 31/872 - 874 Doncaster Rd, Doncaster is in a similar building to ours. However its upstairs with a balcony overlooking the road. Ours is ground floor with a covered court yard. The courtyard is far bigger than the balcony. 110/832 Doncaster Rd, Doncaster is small hence its below our low end.

Comparable Properties



302/642 Doncaster Rd DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$408,500

Method: Private Sale

Date: 29/06/2023

Property Type: Apartment



31/872-874 Doncaster Rd DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$393,000

Method: Private Sale

Date: 26/05/2023

Property Type: Apartment



110/832 Doncaster Rd DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$370,000

Method: Private Sale

Date: 09/05/2023

Property Type: Unit

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199