

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

27 Winters Way, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,700,000

&

\$1,870,000

Median sale price

Median price \$1,510,000

Property Type House

Suburb Doncaster

Period - From 01/10/2021

to 30/09/2022

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	30 Kewarren St BALWYN NORTH 3104	\$1,850,000	10/09/2022
2	52 Kewarren St BALWYN NORTH 3104	\$1,835,000	03/09/2022
3	31 Ray Dr BALWYN NORTH 3104	\$1,820,000	18/06/2022

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:

02/11/2022 15:50



4 2 2

Property Type: House
Land Size: 323 sqm approx
Agent Comments

Indicative Selling Price
 \$1,700,000 - \$1,870,000
Median House Price
 Year ending September 2022: \$1,510,000

Comparable Properties



30 Kawarren St BALWYN NORTH 3104 (REI)

Agent Comments

4 3 2

Price: \$1,850,000
Method: Auction Sale
Date: 10/09/2022
Property Type: House (Res)
Land Size: 673 sqm approx



52 Kawarren St BALWYN NORTH 3104 (REI)

Agent Comments

4 2 2

Price: \$1,835,000
Method: Auction Sale
Date: 03/09/2022
Property Type: House
Land Size: 674 sqm approx



31 Ray Dr BALWYN NORTH 3104 (REI/VG)

Agent Comments

3 2 2

Price: \$1,820,000
Method: Auction Sale
Date: 18/06/2022
Property Type: House (Res)
Land Size: 473 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802