

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

414/9-11 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

\$490,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,500

Property type

Unit

Suburb

Doncaster

Period-from

01 Oct 2022

to

30 Sep 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

401/600 DONCASTER ROAD DONCASTER VIC 3108	\$530,000	23-Aug-23
G03/5 SOVEREIGN POINT COURT DONCASTER VIC 3108	\$520,000	21-Apr-23
310/187 REYNOLDS ROAD DONCASTER EAST VIC 3109	\$510,000	11-Sep-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: 16 October 2023



401/600 DONCASTER ROAD DONCASTER VIC 3108

2 2 1

Sold Price **\$530,000** Sold Date **23-Aug-23**

Distance **0.26km**



G03/5 SOVEREIGN POINT COURT DONCASTER VIC 3108

2 2 1

Sold Price **\$520,000** Sold Date **21-Apr-23**

Distance **0.3km**



310/187 REYNOLDS ROAD DONCASTER EAST VIC 3109

2 2 1

Sold Price ^{RS} **\$510,000** Sold Date **11-Sep-23**

Distance **4.76km**

RS = Recent sale

UN = Undisclosed Sale

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