

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 73 Wilsons Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,100,000 & \$1,198,000

Median sale price

Median price \$1,420,000 House X Unit Suburb Doncaster

Period - From 01/07/2017 to 30/09/2017 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	17 Toronto Av DONCASTER 3108	\$1,180,000	22/06/2017
2	18 Meadowbank Av DONCASTER 3108	\$1,131,888	16/08/2017
3	19 Westwood Dr BULLEEN 3105	\$1,125,000	02/12/2017

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.



 4  2  2

Rooms:

Property Type: House (Res)

Land Size: 654 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,198,000

Median House Price

September quarter 2017: \$1,420,000

Comparable Properties

17 Toronto Av DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,180,000

Method: Private Sale

Date: 22/06/2017

Rooms: -

Property Type: House (Res)



18 Meadowbank Av DONCASTER 3108 (REI)

Agent Comments

 3  2  2

Price: \$1,131,888

Method: Private Sale

Date: 16/08/2017

Rooms: -

Property Type: House

Land Size: 660 sqm approx



19 Westwood Dr BULLEEN 3105 (REI)

Agent Comments

 3  2  1

Price: \$1,125,000

Method: Auction Sale

Date: 02/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 408 sqm approx