

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

65 Williamsons Road, Doncaster Vic 3108

Indicative selling price

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

Range between

\$1,400,000

&

\$1,540,000

Median sale price

Median price

\$1,522,000

Property Type

House

Suburb

Doncaster

Period - From

01/06/2021

to

31/05/2022

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	76 Whittens La DONCASTER 3108	\$1,540,000	19/02/2022
2	26 Ironbark Dr TEMPLESTOWE LOWER 3107	\$1,530,000	14/05/2022
3	48 Winston Dr DONCASTER 3108	\$1,525,000	24/12/2021

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:

01/06/2022 15:21



4 2 4

Property Type: House
Land Size: 653 sqm approx
Agent Comments

Indicative Selling Price
 \$1,400,000 - \$1,540,000
Median House Price
 01/06/2021 - 31/05/2022: \$1,522,000

Comparable Properties



76 Whittens La DONCASTER 3108 (REI/VG)

Agent Comments

4 2 2

Price: \$1,540,000
Method: Sold Before Auction
Date: 19/02/2022
Property Type: House (Res)
Land Size: 653 sqm approx



26 Ironbark Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 2 2

Price: \$1,530,000
Method: Auction Sale
Date: 14/05/2022
Property Type: House (Res)
Land Size: 652 sqm approx



48 Winston Dr DONCASTER 3108 (REI/VG)

Agent Comments

4 2 2

Price: \$1,525,000
Method: Private Sale
Date: 24/12/2021
Property Type: House
Land Size: 649 sqm approx

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