### Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 65 Williamsons Road, Doncaster Vic 3108

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,400,000		&		\$1,540,000			
Median sale p	rice							
Median price	\$1,522,000	Pro	operty Type	Hou	se		Suburb	Doncaster
Period - From	01/06/2021	to	31/05/2022		So	urce	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.

Ad	dress 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



# RT Edgar





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)



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

Agent Comments



26 Ironbark Dr TEMPLESTOWE LOWER 3107 Agent Comments (REI)



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



Method: Private Sale Date: 24/12/2021 Property Type: House Land Size: 649 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



propertydata

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