## 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	44 Winston Drive, Doncaster Vic 3108
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$1,790,000

### Median sale price

Median price \$1,595,000	Property Type	House	Suburb Doncaster	
Period - From 01/04/2023	to 30/06/2023	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

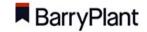
Address of comparable property		Price	Date of sale
1	18 Stanley Dr DONCASTER 3108	\$1,830,000	24/05/2023
2	28 Roseland Gr DONCASTER 3108	\$1,815,500	20/05/2023
3	2 Leyte CI DONCASTER 3108	\$1,636,000	13/05/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	19/07/2023 14:20





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**Indicative Selling Price** \$1,790,000 **Median House Price** June quarter 2023: \$1,595,000



Property Type: House Land Size: 652 sqm approx

**Agent Comments** 

# Comparable Properties



18 Stanley Dr DONCASTER 3108 (REI)





Price: \$1,830,000 Method: Private Sale Date: 24/05/2023

Property Type: House (Res)

**Agent Comments** 



28 Roseland Gr DONCASTER 3108 (REI)

**-** 5





Price: \$1,815,500 Method: Auction Sale Date: 20/05/2023

Property Type: House (Res) Land Size: 654 sqm approx

Agent Comments



2 Leyte CI DONCASTER 3108 (REI)





Price: \$1,636,000 Method: Auction Sale Date: 13/05/2023

Property Type: House (Res) Land Size: 692 sqm approx Agent Comments

Account - Barry Plant | P: 03 9842 8888



