

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

44 Winston Drive, Doncaster Vic 3108

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	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 Cl DONCASTER 3108	\$1,636,000	13/05/2023

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:

19/07/2023 14:20

Mark Di Giulio
9842 8888
0407 863 179
mdigiulio@barryplant.com.au

Indicative Selling Price

\$1,790,000

Median House Price

June quarter 2023: \$1,595,000



 4  3  2

Property Type: House

Land Size: 652 sqm approx

Agent Comments

Comparable Properties



18 Stanley Dr DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,830,000

Method: Private Sale

Date: 24/05/2023

Property Type: House (Res)



28 Roseland Gr DONCASTER 3108 (REI)

Agent Comments

 5  3  2

Price: \$1,815,500

Method: Auction Sale

Date: 20/05/2023

Property Type: House (Res)

Land Size: 654 sqm approx



2 Leyte Ct DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,636,000

Method: Auction Sale

Date: 13/05/2023

Property Type: House (Res)

Land Size: 692 sqm approx

Account - Barry Plant | P: 03 9842 8888