

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 409/9-11 Williamsons Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$530,000 & \$580,000

Median sale price

Median price \$650,000 Property Type Unit Suburb Doncaster

Period - From 11/12/2022 to 10/12/2023 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	816/642 Doncaster Rd DONCASTER 3108	\$600,000	01/12/2023
2	15/1 Grosvenor St DONCASTER 3108	\$530,000	01/09/2023
3	G14/802 Elgar Rd DONCASTER 3108	\$530,000	20/11/2023

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: 11/12/2023 15:30

409/9-11 Williamsons Road, Doncaster Vic 3108

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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$530,000 - \$580,000
Median Unit Price
11/12/2022 - 10/12/2023: \$650,000

Comparable Properties



816/642 Doncaster Rd DONCASTER 3108 (REI) **Agent Comments**

2 2 1

Price: \$600,000
Method: Private Sale
Date: 01/12/2023
Property Type: Apartment



15/1 Grosvenor St DONCASTER 3108 (REI/VG) **Agent Comments**

2 1 1

Price: \$530,000
Method: Private Sale
Date: 01/09/2023
Property Type: Apartment



G14/802 Elgar Rd DONCASTER 3108 (REI) **Agent Comments**

2 1 1

Price: \$530,000
Method: Private Sale
Date: 20/11/2023
Property Type: Apartment

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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