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

13 Windella Quadrant, Doncaster Vic 3108

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,480,000		&		\$1,620,000			
Median sale p	rice							
Median price	\$1,540,000	Pro	Property Type Hous		se		Suburb	Doncaster
Period - From	25/08/2021	to	24/08/2022		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 sixmonths 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	25 Bordeaux St DONCASTER 3108	\$1,640,000	28/05/2022
2	65 Wilsons Rd DONCASTER 3108	\$1,520,000	04/06/2022
3			

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.

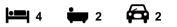
This Statement of Information was prepared on:

25/08/2022 09:22



RT Edgar





Property Type: House (Previously Occupied - Detached) Land Size: 636 sqm approx Agent Comments Indicative Selling Price \$1,480,000 - \$1,620,000 Median House Price 25/08/2021 - 24/08/2022: \$1,540,000

Comparable Properties



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.

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

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