

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 consumer.vic.gov.au/underquoting

Range between

\$1,480,000

&

\$1,620,000

Median sale price

Median price

\$1,540,000

Property Type

House

Suburb

Doncaster

Period - From

25/08/2021

to

24/08/2022

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	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



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



25 Bordeaux St DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,640,000
Method: Auction Sale
Date: 28/05/2022
Property Type: House (Res)
Land Size: 662 sqm approx



65 Wilsons Rd DONCASTER 3108 (REI)

Agent Comments



Price: \$1,520,000
Method: Auction Sale
Date: 04/06/2022
Property Type: House (Res)
Land Size: 643 sqm approx

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.

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