

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

8 Wilsons Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,850,000

&

\$1,920,000

Median sale price

Median price \$1,153,250

Property Type House

Suburb Doncaster

Period - From 01/04/2019

to 30/06/2019

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	22 Williamson Rd MONT ALBERT NORTH 3129	\$1,968,000	04/08/2019
2	50 Auburn Cr DONCASTER 3108	\$1,800,000	08/04/2019
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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:

24/09/2019 21:44



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Property Type: House
Land Size: 717 sqm approx
Agent Comments

Indicative Selling Price
\$1,850,000 - \$1,920,000
Median House Price
June quarter 2019: \$1,153,250

Comparable Properties



22 Williamson Rd MONT ALBERT NORTH 3129 (REI/VG) **Agent Comments**

4 2 2

Price: \$1,968,000
Method: Sold After Auction
Date: 04/08/2019
Property Type: House
Land Size: 655 sqm approx

50 Auburn Cr DONCASTER 3108 (VG)

Agent Comments

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Price: \$1,800,000
Method: Sale
Date: 08/04/2019
Property Type: House (Res)
Land Size: 212 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.