

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

16 Windella Quadrant, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,506,000

Property Type House

Suburb Doncaster

Period - From 09/03/2021

to

08/03/2022

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	10 Aspinall Rd BOX HILL NORTH 3129	\$1,400,000	20/11/2021
2	2 Windella Qdrnt DONCASTER 3108	\$1,352,000	09/10/2021
3	7 Teak Ct DONCASTER 3108	\$1,300,000	05/03/2022

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:

09/03/2022 13:56



 4  2  2

Property Type: House
Land Size: 677 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
09/03/2021 - 08/03/2022: \$1,506,000

Comparable Properties



10 Aspinal Rd BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,400,000
Method: Auction Sale
Date: 20/11/2021
Property Type: House (Res)
Land Size: 697 sqm approx

2 Windella Qdrnt DONCASTER 3108 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,352,000
Method: Auction Sale
Date: 09/10/2021
Property Type: House (Res)
Land Size: 655 sqm approx



7 Teak Ct DONCASTER 3108 (REI)

Agent Comments

 3  2  1

Price: \$1,300,000
Method: Auction Sale
Date: 05/03/2022
Property Type: House (Res)
Land Size: 708 sqm approx