

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

55 Wilsons Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,480,000

Property Type House

Suburb Doncaster

Period - From 01/04/2022

to

31/03/2023

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	2 Walker St DONCASTER 3108	\$1,500,000	29/04/2023
2	90 Wilsons Rd DONCASTER 3108	\$1,450,000	09/03/2023
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:

24/05/2023 16:24

55 Wilsons Road, Doncaster Vic 3108

**Jellis
Craig**

George Pangalos

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Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

Year ending March 2023: \$1,480,000



3 2 2

Property Type: House

Land Size: 721 sqm approx

Agent Comments

Comparable Properties



2 Walker St DONCASTER 3108 (REI)

Agent Comments

4 2 2

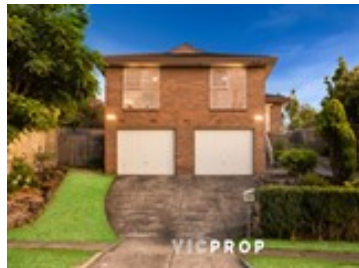
Price: \$1,500,000

Method: Auction Sale

Date: 29/04/2023

Property Type: House (Res)

Land Size: 715 sqm approx



90 Wilsons Rd DONCASTER 3108 (REI)

Agent Comments

4 2 2

Price: \$1,450,000

Method: Private Sale

Date: 09/03/2023

Property Type: House (Res)

Land Size: 650 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.

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



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