

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

15 Winters Way, 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 \$1,450,000

House

X

Unit

Suburb

Doncaster

Period - From 01/04/2017

to

31/03/2018

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	11 Howard Ct DONCASTER 3108	\$1,400,000	24/02/2018
2	7 Calderwood St BULLEEN 3105	\$1,350,000	04/04/2018
3	43 Dale St BULLEEN 3105	\$1,337,000	03/03/2018

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.



 3  2  2

Rooms:

Property Type: House

Agent Comments

Comparable Properties



11 Howard Ct DONCASTER 3108 (REI)

Agent Comments

 3  2  2

Price: \$1,400,000

Method: Private Sale

Date: 24/02/2018

Rooms: 5

Property Type: House (Res)

Land Size: 740 sqm approx



7 Calderwood St BULLEEN 3105 (REI)

Agent Comments

 3  1  1

Price: \$1,350,000

Method: Private Sale

Date: 04/04/2018

Rooms: 5

Property Type: House

Land Size: 723 sqm approx



43 Dale St BULLEEN 3105 (REI)

Agent Comments

 4  2  4

Price: \$1,337,000

Method: Auction Sale

Date: 03/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 722 sqm approx