

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

2 Wilsons Road, Doncaster Vic 3108

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,160,000

House

X

Unit

Suburb Doncaster

Period - From 01/10/2018

to

31/12/2018

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	472 Doncaster Rd DONCASTER 3108	\$1,210,000	13/12/2018
2	29 Burgundy Dr DONCASTER 3108	\$1,178,000	17/11/2018
3	4 Diosma Ct DONCASTER 3108	\$1,140,000	14/11/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
December quarter 2018: \$1,160,000

Comparable Properties



472 Doncaster Rd DONCASTER 3108 (VG)

Agent Comments



Price: \$1,210,000
Method: Sale
Date: 13/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 652 sqm approx



29 Burgundy Dr DONCASTER 3108 (REI)

Agent Comments



Price: \$1,178,000
Method: Auction Sale
Date: 17/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 654 sqm approx



4 Diosma Ct DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,140,000
Method: Private Sale
Date: 14/11/2018
Rooms: 6
Property Type: House (Res)
Land Size: 662 sqm approx