

Bimal Abeysiri 0418 100 144 bimal.abeysiri@vicprop.com.au

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	2 Wilsons Road, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,100,000	&	\$1,200,000
Range between	\$1,100,000	&	\$1,200,000

Median sale price

Median price	\$1,160,000	Hou	ise 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.

Ad	dress 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.

Account - VICPROP





Generated: 18/03/2019 14:04



Bimal Abeysiri 0418 100 144 bimal.abeysiri@vicprop.com.au

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)





Price: \$1,210,000 Method: Sale Date: 13/12/2018

Rooms: -

4

Property Type: House (Res) Land Size: 652 sqm approx







Price: \$1,178,000 Method: Auction Sale Date: 17/11/2018

Rooms: -

Property Type: House (Res) Land Size: 654 sqm approx

Agent Comments

Agent Comments



4 Diosma Ct DONCASTER 3108 (REI/VG)

-- 3





Price: \$1,140,000 Method: Private Sale Date: 14/11/2018

Rooms: 6

Property Type: House (Res) Land Size: 662 sqm approx

Agent Comments

Account - VICPROP





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 18/03/2019 14:04