

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

50 Windella Quadrant, Doncaster Vic 3108

Indicative selling price

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

Single price

\$2,349,000

Median sale price

Median price

\$1,505,000

Property Type

House

Suburb

Doncaster

Period - From

01/10/2023

to

31/12/2023

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	25 Middlefield Dr BLACKBURN NORTH 3130	\$2,365,000	15/10/2023
2	29 Packham St BOX HILL NORTH 3129	\$2,350,000	09/12/2023
3	9 Hamilton Cr DONCASTER EAST 3109	\$2,110,000	25/11/2023

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:

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Indicative Selling Price

\$2,349,000

Median House Price

December quarter 2023: \$1,505,000



 5  5  2

Property Type: House

Land Size: 661 sqm approx

Agent Comments

Comparable Properties



25 Middlefield Dr BLACKBURN NORTH 3130 (REI)

Agent Comments

 5  5  2

Price: \$2,365,000

Method: Sold Before Auction

Date: 15/10/2023

Property Type: House (Res)

Land Size: 697 sqm approx



29 Packham St BOX HILL NORTH 3129 (REI)

Agent Comments

 5  3  2

Price: \$2,350,000

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)

Land Size: 669 sqm approx



9 Hamilton Cr DONCASTER EAST 3109 (REI)

Agent Comments

 4  3  2

Price: \$2,110,000

Method: Auction Sale

Date: 25/11/2023

Property Type: House (Res)

Land Size: 562 sqm approx