#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	50 Windella Quadrant, Doncaster Vic 3108
Including suburb and	
postcode	

#### 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	Pro	operty Type Ho	use	;	Suburb	Doncaster
Period - From 01/10/2023	to	31/12/2023	So	urce	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

	aress of comparable property	1 1100	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:	23/03/2024 15:50



Date of sale





**Indicative Selling Price** \$2,349,000

**Median House Price** December quarter 2023: \$1,505,000

**Agent Comments** 

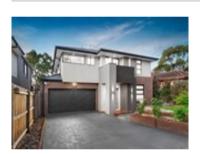
**Agent Comments** 





Property Type: House Land Size: 661 sqm approx **Agent Comments** 

## Comparable Properties



25 Middlefield Dr BLACKBURN NORTH 3130

(REI)

**5** 

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)



Price: \$2,350,000 Method: Auction Sale Date: 09/12/2023

Property Type: House (Res) Land Size: 669 sqm approx

**Agent Comments** 



9 Hamilton Cr DONCASTER EAST 3109 (REI)

Price: \$2,110,000 Method: Auction Sale Date: 25/11/2023

Property Type: House (Res) Land Size: 562 sqm approx

Account - Barry Plant | P: 03 9842 8888



