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

112/160 Williamsons Road, Doncaster Vic 3108

Indicative selling price

| For the meaning of this | | |
|-------------------------|--|--|
| | | |
| | | |
| | | |
| | | |

Single price \$410,000

Median sale price

| Median price | \$650,000 | Pro | perty Type Uni | t | | Suburb | Doncaster |
|---------------|------------|-----|----------------|------|-------|--------|-----------|
| Period - From | 01/01/2020 | to | 31/12/2020 |] So | ource | 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.

| Ado | dress of comparable property | Price | Date of sale |
|-----|---------------------------------------|-----------|--------------|
| 1 | 1/11 Goodson St DONCASTER 3108 | \$418,000 | 24/12/2020 |
| 2 | 123/65 Stables Cirt DONCASTER 3108 | \$390,000 | 22/12/2020 |
| 3 | 107/160 Williamsons Rd DONCASTER 3108 | \$382,500 | 13/08/2020 |

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:

02/02/2021 11:22







Property Type: Apartment Agent Comments

Indicative Selling Price \$410.000 **Median Unit Price** Year ending December 2020: \$650,000

Comparable Properties



1/11 Goodson St DONCASTER 3108 (REI)



Price: \$418.000 Method: Private Sale Date: 24/12/2020 Property Type: Apartment



123/65 Stables Cirt DONCASTER 3108 (REI)

Agent Comments

Agent Comments

Price: \$390,000 Method: Private Sale Date: 22/12/2020 Property Type: Apartment

• 1

107/160 Williamsons Rd DONCASTER 3108 Agent Comments (VG)

• 1

Price: \$382,500 Method: Sale Date: 13/08/2020 Property Type: Flat/Unit/Apartment (Res)

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



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.