

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

87 Wilsons Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$960,000

&

\$1,040,000

Median sale price

Median price \$1,275,000

Property Type House

Suburb Doncaster

Period - From 26/10/2019

to

25/10/2020

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	3/14 Carawatha Rd DONCASTER 3108	\$1,050,000	12/10/2020
2	1/3 Olympiad Cr BOX HILL NORTH 3129	\$1,030,000	17/09/2020
3			

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:

26/10/2020 17:32

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Indicative Selling Price

\$960,000 - \$1,040,000

Median House Price

26/10/2019 - 25/10/2020: \$1,275,000



Property Type:

Agent Comments

Comparable Properties



3/14 Carawatha Rd DONCASTER 3108 (REI)

Agent Comments



Price: \$1,050,000

Method: Private Sale

Date: 12/10/2020

Property Type: Townhouse (Single)



1/3 Olympiad Cr BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,030,000

Method: Private Sale

Date: 17/09/2020

Property Type: Townhouse (Res)

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.