

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

4/38 Westfield Drive, Doncaster Vic 3108

Indicative selling price

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

Range between \$395,000

&

\$434,500

Median sale price

Median price \$650,000

Property Type Unit

Suburb Doncaster

Period - From 01/01/2020

to 31/12/2020

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 | 511/91-93 Tram Rd DONCASTER 3108 | \$435,000 | 22/10/2020 |
| 2 | 18/881 Doncaster Rd DONCASTER EAST 3109 | \$421,000 | 03/08/2020 |
| 3 | 1/11 Goodson St DONCASTER 3108 | \$418,000 | 24/12/2020 |

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 10:07



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Property Type: Apartment
Agent Comments

Indicative Selling Price

\$395,000 - \$434,500

Median Unit Price

Year ending December 2020: \$650,000

Comparable Properties



511/91-93 Tram Rd DONCASTER 3108 (VG)

Agent Comments

 1  -  -

Price: \$435,000

Method: Sale

Date: 22/10/2020

Property Type: Strata Unit/Flat



18/881 Doncaster Rd DONCASTER EAST 3109 (REI/VG) **Agent Comments**

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Price: \$421,000

Method: Private Sale

Date: 03/08/2020

Property Type: Apartment



1/11 Goodson St DONCASTER 3108 (REI)

Agent Comments

 1  1  1

Price: \$418,000

Method: Private Sale

Date: 24/12/2020

Property Type: Apartment