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

1b Winters Way, Doncaster Vic 3108

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,750,000		&		\$1,850,000			
Median sale p	rice							
Median price	\$1,500,000	Pro	operty Type	Hou	se		Suburb	Doncaster
Period - From	01/07/2021	to	30/09/2021		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.

Ad	dress of comparable property	Price	Date of sale
1	8 Toronto Av DONCASTER 3108	\$1,820,000	15/10/2021
2	1 The Boulevarde DONCASTER 3108	\$1,810,000	09/12/2021
3	1 Marianne Way DONCASTER 3108	\$1,791,000	09/10/2021

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:

20/01/2022 09:17









Rooms: 8 Property Type: House Land Size: 340 sqm approx Agent Comments Indicative Selling Price \$1,750,000 - \$1,850,000 Median House Price September quarter 2021: \$1,500,000

Comparable Properties



8 Toronto Av DONCASTER 3108 (REI/VG)



Price: \$1,820,000 Method: Private Sale Date: 15/10/2021 Property Type: House (Res) Land Size: 346 sqm approx

1 The Boulevarde DONCASTER 3108 (REI)

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Agent Comments

Agent Comments



Price: \$1,810,000 Method: Auction Sale Date: 09/12/2021 Property Type: House (Res) Land Size: 567 sqm approx

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4



1 Marianne Way DONCASTER 3108 (REI/VG) Agent Comments



Price: \$1,791,000 Method: Auction Sale Date: 09/10/2021 Property Type: House (Res)

Account - Parkes Property | P: 9840 1111 | F: 9840 1570



propertydata wi

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