

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

6/160 WILLIAMSONS ROAD DONCASTER VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$370,000

&

\$407,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$659,500

Property type

Unit

Suburb

Doncaster

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

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 6 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

12/160 WILLIAMSONS ROAD DONCASTER VIC 3108	\$380,000	18-Mar-22
2/1 WESTFIELD DRIVE DONCASTER VIC 3108	\$415,000	03-Sep-22
308/3 GROSVENOR STREET DONCASTER VIC 3108	\$378,000	07-Jun-22

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 6 months.~~

This Statement of Information was prepared on: 08 November 2022



**12/160 WILLIAMSONS ROAD
DONCASTER VIC 3108**

1 1 1

Sold Price **\$380,000** Sold Date **18-Mar-22**

Distance **0km**

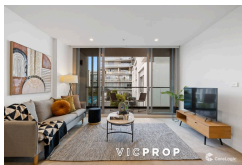


**2/1 WESTFIELD DRIVE
DONCASTER VIC 3108**

1 1 1

Sold Price ^{RS} **\$415,000** Sold Date **03-Sep-22**

Distance **0.88km**



**308/3 GROSVENOR STREET
DONCASTER VIC 3108**

1 1 1

Sold Price **\$378,000** Sold Date **07-Jun-22**

Distance **0.97km**

RS = Recent sale UN = Undisclosed Sale

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