

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

44 Winters Way, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,080,000

&

\$1,180,000

Median sale price

Median price \$1,153,250

Property Type House

Suburb Doncaster

Period - From 01/04/2019

to 30/06/2019

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	45 Somerville St DONCASTER 3108	\$1,110,000	14/08/2019
2	17 Roseville Av DONCASTER 3108	\$1,100,000	05/08/2019
3	30 Winters Way DONCASTER 3108	\$1,092,000	17/04/2019

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:

23/09/2019 10:48



Property Type: House (Previously Occupied - Detached)

Land Size: 789 sqm approx

Agent Comments

Indicative Selling Price

\$1,080,000 - \$1,180,000

Median House Price

June quarter 2019: \$1,153,250

Comparable Properties



45 Somerville St DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,110,000

Method: Private Sale

Date: 14/08/2019

Property Type: House

Land Size: 690 sqm approx



17 Roseville Av DONCASTER 3108 (VG)

Agent Comments



Price: \$1,100,000

Method: Sale

Date: 05/08/2019

Property Type: House (Res)

Land Size: 660 sqm approx

30 Winters Way DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,092,000

Method: Sold Before Auction

Date: 17/04/2019

Property Type: House

Land Size: 742 sqm approx