

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

53 Winston Drive, Doncaster Vic 3108

Indicative selling price

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

Range between

\$1,350,000

&

\$1,450,000

Median sale price

Median price

\$1,595,000

Property Type

House

Suburb

Doncaster

Period - From

01/04/2023

to

30/06/2023

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	78 Rathmullen Qdrnt DONCASTER 3108	\$1,440,000	15/05/2023
2	74 Olympus Dr TEMPLESTOWE LOWER 3107	\$1,390,000	05/08/2023
3	45 Eucalypt Av TEMPLESTOWE LOWER 3107	\$1,312,500	28/06/2023

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:

12/09/2023 11:14



Property Type: House

Land Size: 656 sqm approx

Agent Comments

Comparable Properties



78 Rathmullen Qdrnt DONCASTER 3108 (REI) **Agent Comments**



Price: \$1,440,000

Method: Private Sale

Date: 15/05/2023

Property Type: House



74 Olympus Dr TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**



Price: \$1,390,000

Method: Auction Sale

Date: 05/08/2023

Property Type: House (Res)



45 Eucalypt Av TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**



Price: \$1,312,500

Method: Private Sale

Date: 28/06/2023

Property Type: House (Res)

Land Size: 658 sqm approx