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

506/9 Williamsons Road, Doncaster Vic 3108

Indicative selling price

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

Range between $430,000 & $460,000

Median sale price

Median price $630,000	Property Type Unit	Suburb Doncaster
Period - From 01/04/2022 to 31/03/2023	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
1 707/101 Tram Rd DONCASTER 3108	$460,000	18/05/2023
2 915/101 Tram Rd DONCASTER 3108	$458,000	20/04/2023
3 212/5 Elgar Ct DONCASTER 3108	$440,000	17/04/2023

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: 08/06/2023 21:04

🛏 **2**   🛁 **1**   🚗 **1**

Property Type: Apartment

Agent Comments

Indicative Selling Price
$430,000 - $460,000
Median Unit Price
Year ending March 2023: $630,000

Comparable Properties

707/101 Tram Rd DONCASTER 3108 (REI)

🛏 **2**   🛁 **2**   🚗 **1**

Price: $460,000
Method: Private Sale
Date: 18/05/2023
Property Type: Apartment

Agent Comments

915/101 Tram Rd DONCASTER 3108 (REI/VG)

🛏 **2**   🛁 **2**   🚗 **1**

Price: $458,000
Method: Private Sale
Date: 20/04/2023
Property Type: Unit

Agent Comments

212/5 Elgar Ct DONCASTER 3108 (REI/VG)

🛏 **2**   🛁 **1**   🚗 **1**

Price: $440,000
Method: Private Sale
Date: 17/04/2023
Property Type: Unit

Agent Comments

Account - VICPROP