

## 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

WINDERMERE AVENUE DONCASTER EAST VIC 3109

### Indicative selling price

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

Single Price

\$1,870,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,529,250

Property type

House

Suburb

Doncaster East

Period-from

01 Apr 2022

to

31 Mar 2023

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

|                                          |             |           |
|------------------------------------------|-------------|-----------|
| 22 DIANNE STREET DONCASTER EAST VIC 3109 | \$1,890,500 | 18-Feb-23 |
| 15 VALEPARK DRIVE DONVALE VIC 3111       | \$1,820,000 | 03-Dec-22 |
| 18 WILSONS ROAD DONCASTER VIC 3108       | \$1,890,000 | 18-Feb-23 |

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: 21 April 2023



### 22 DIANNE STREET DONCASTER EAST VIC 3109

4 3 2

Sold Price <sup>RS</sup> **\$1,890,500** Sold Date **18-Feb-23**

Distance **1.62km**



### 15 VALEPARK DRIVE DONVALE VIC 3111

4 3 2

Sold Price **\$1,820,000** Sold Date **03-Dec-22**

Distance **1.73km**



### 18 WILSONS ROAD DONCASTER VIC 3108

4 3 2

Sold Price **\$1,890,000** Sold Date **18-Feb-23**

Distance **3.77km**

RS = Recent sale

UN = Undisclosed Sale

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