

## 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

1 Winters Way, Doncaster Vic 3108

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,480,000 & \$1,580,000

#### Median sale price

Median price \$1,450,000 House X Unit Suburb Doncaster

Period - From 01/01/2017 to 31/12/2017 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	19 Howitt Dr TEMPLESTOWE LOWER 3107	\$1,561,000	23/09/2017
2	16 robyn St DONCASTER 3108	\$1,510,000	11/12/2017
3	25 Harcourt St DONCASTER 3108	\$1,508,000	06/12/2017

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.

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**Indicative Selling Price**

\$1,480,000 - \$1,580,000

**Median House Price**

Year ending December 2017: \$1,450,000



**Rooms:**

**Property Type:** House

**Agent Comments**

## Comparable Properties



**19 Howitt Dr TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**



**Price:** \$1,561,000

**Method:** Auction Sale

**Date:** 23/09/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 1128 sqm approx



**16 robyn St DONCASTER 3108 (REI)**

**Agent Comments**



**Price:** \$1,510,000

**Method:** Private Sale

**Date:** 11/12/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 667 sqm approx



**25 Harcourt St DONCASTER 3108 (REI)**

**Agent Comments**



**Price:** \$1,508,000

**Method:** Sold Before Auction

**Date:** 06/12/2017

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 958 sqm approx