

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&2 Winbrook Court, Doncaster Vic 3108

Indicative selling price

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

Range between \$3,000,000 & \$3,300,000

Median sale price*

Median price Property Type Suburb Doncaster

Period - From to Source

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	16 Lauer St DONCASTER 3108	\$3,868,000	18/01/2024
2	33 Eucalypt Av TEMPLESTOWE LOWER 3107	\$3,050,000	14/02/2024
3	15 Gifford Rd DONCASTER 3108	\$2,980,000	24/12/2023

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: 25/06/2024 13:30

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Property Type: House (Res)
Land Size: 1628 sqm approx
 Agent Comments

Indicative Selling Price
 \$3,000,000 - \$3,300,000
No median price available

Comparable Properties

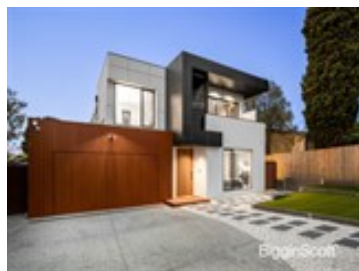


16 Lauer St DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$3,868,000
Method: Private Sale
Date: 18/01/2024
Property Type: House (Res)
Land Size: 651 sqm approx



33 Eucalypt Av TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$3,050,000
Method: Sold Before Auction
Date: 14/02/2024
Property Type: House (Res)
Land Size: 648 sqm approx



15 Gifford Rd DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$2,980,000
Method: Private Sale
Date: 24/12/2023
Property Type: House
Land Size: 725 sqm approx