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 betweer	n \$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.

Ade	dress 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)



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



33 Eucalypt Av TEMPLESTOWE LOWER 3107 Agent Comments (REI/VG)



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

Account - Inline Real Estate | P: 03 85974262



propertydata

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