

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 14/160 Williamsons Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$490,000 & \$520,000

Median sale price

Median price \$717,500 Property Type Unit Suburb Doncaster

Period - From 01/10/2023 to 31/12/2023 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	3/160 Williamsons Rd DONCASTER 3108	\$630,000	31/10/2023
2	G06/5 Sovereign Point Ct DONCASTER 3108	\$510,688	02/11/2023
3	215/632 Doncaster Rd DONCASTER 3108	\$430,000	07/11/2023

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: 16/01/2024 14:46



 2  1  1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$490,000 - \$520,000
Median Unit Price
December quarter 2023: \$717,500

Comparable Properties



3/160 Williamsons Rd DONCASTER 3108 (REI) **Agent Comments**

 2  2  1

Price: \$630,000
Method: Expression of Interest
Date: 31/10/2023
Property Type: Apartment



G06/5 Sovereign Point Ct DONCASTER 3108 (REI) **Agent Comments**

 2  2  1

Price: \$510,688
Method: Private Sale
Date: 02/11/2023
Property Type: Apartment



215/632 Doncaster Rd DONCASTER 3108 (REI/VG) **Agent Comments**

 2  1  2

Price: \$430,000
Method: Private Sale
Date: 07/11/2023
Property Type: Apartment

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