

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 3/160 Williamsons Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$630,000 Property Type Unit Suburb Doncaster

Period - From 01/07/2022 to 30/06/2023 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	318/642 Doncaster Rd DONCASTER 3108	\$640,000	22/05/2023
2	G2/160 Williamsons Rd DONCASTER 3108	\$630,000	26/04/2023
3	120/65 Stables Cirt DONCASTER 3108	\$610,000	21/05/2023

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: 22/08/2023 14:36

3/160 Williamsons Road, Doncaster Vic 3108

**Jellis
Craig**

Craig Nowotsch

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Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

Year ending June 2023: \$630,000



 2  2  1

Property Type: Apartment

Agent Comments

Comparable Properties



318/642 Doncaster Rd DONCASTER 3108
(REI/VG)

Agent Comments

 2  2  1

Price: \$640,000

Method: Private Sale

Date: 22/05/2023

Property Type: Apartment



G2/160 Williamsons Rd DONCASTER 3108
(REI)

Agent Comments

 2  2  1

Price: \$630,000

Method: Private Sale

Date: 26/04/2023

Property Type: Apartment



120/65 Stables Cirt DONCASTER 3108
(REI/VG)

Agent Comments

 2  2  1

Price: \$610,000

Method: Private Sale

Date: 21/05/2023

Property Type: Apartment

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



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