

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 10 Wilsons Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,346,750

House X

Suburb Doncaster

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
24 Lauer St DONCASTER 3108	\$1,489,000	20/05/2017
9 Saxon St DONCASTER 3108	\$1,430,000	12/06/2017
37 Corella St DONCASTER 3108	\$1,413,000	17/03/2017



3 1 2

Rooms:
Property Type: House (Res)
Land Size: 721 sqm approx
Agent Comments

Indicative Selling Price
 \$1,400,000 - \$1,500,000
Median House Price
 March quarter 2017: \$1,346,750

Comparable Properties



24 Lauer St DONCASTER 3108 (REI)

Agent Comments

3 2 1

Price: \$1,489,000
Method: Auction Sale
Date: 20/05/2017
Rooms: 6
Property Type: House (Res)
Land Size: 649 sqm approx

9 Saxon St DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$1,430,000
Method: Private Sale
Date: 12/06/2017
Rooms: -
Property Type: House
Land Size: 651 sqm approx



37 Corella St DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$1,413,000
Method: Private Sale
Date: 17/03/2017
Rooms: 6
Property Type: House (Res)