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 Windermere Avenue, Doncaster East Vic 3109

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 $1,651,000 Property Type House Suburb Doncaster East

Period - From 01/04/2024 to 30/06/2024 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	22 Tristania St DONCASTER EAST 3109	$1,500,000	14/05/2024
2	1 Lowe Ct DONCASTER EAST 3109	$1,400,000	04/05/2024
3	4 Glenview Rd DONCASTER EAST 3109	$1,420,000	24/04/2024

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: 30/07/2024 15:35

3 Windermere Avenue, Doncaster East Vic 3109

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3 2 2

Property Type: House
Land Size: 653 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
June quarter 2024: $1,651,000

Comparable Properties



22 Tristania St DONCASTER EAST 3109 (REI/VG)

3 1 1

Price: $1,500,000
Method: Private Sale
Date: 14/05/2024
Property Type: House
Land Size: 726 sqm approx

Agent Comments



1 Lowe Ct DONCASTER EAST 3109 (REI)

3 1 2

Price: $1,400,000
Method: Auction Sale
Date: 04/05/2024
Property Type: House (Res)
Land Size: 642 sqm approx

Agent Comments



4 Glenview Rd DONCASTER EAST 3109 (REI)

4 2 3

Price: $1,420,000
Method: Sold Before Auction
Date: 24/04/2024
Property Type: House (Res)
Land Size: 780 sqm approx

Agent Comments

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