## Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 59 Wetherby Road, Doncaster Vic 3108

#### Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au	/underquot	ting			
Range betwee	\$2,910,000		&		\$3,100,000				
Median sale price									
Median price	\$1,604,000	Pro	Property Type Ho		ouse		Suburb	Doncaster	
Period - From	01/07/2023	to	30/09/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	25 Marsden Cr DONCASTER EAST 3109	\$2,885,000	02/09/2023
2	2 Nathan St DONCASTER 3108	\$2,466,123	25/05/2023
3			

OR

**B**<sup>\*</sup> 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.

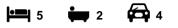
This Statement of Information was prepared on:

20/11/2023 16:21









**Property Type:** House (Res) **Land Size:** 730 sqm approx Agent Comments Indicative Selling Price \$2,910,000 - \$3,100,000 Median House Price September quarter 2023: \$1,604,000

# **Comparable Properties**



25 Marsden Cr DONCASTER EAST 3109 (REI) Agent Comments



Price: \$2,885,000 Method: Auction Sale Date: 02/09/2023 Property Type: House (Res) Land Size: 651 sqm approx

2 Nathan St DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$2,466,123 Method: Sold Before Auction Date: 25/05/2023 Property Type: House (Res) Land Size: 811 sqm approx

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.

Account - Barry Plant | P: 03 9842 8888

propertydata



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