

# 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 59 Wetherby Road, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,910,000 & \$3,100,000

### Median sale price

Median price \$1,604,000 Property Type House Suburb Doncaster

Period - From 01/07/2023 to 30/09/2023 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	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\* 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



 5  2  4

**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

 4  3  2

**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

 4  2  2

**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