

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 64 Wetherby Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,550,000 Property Type House Suburb Doncaster

Period - From 01/01/2023 to 31/12/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

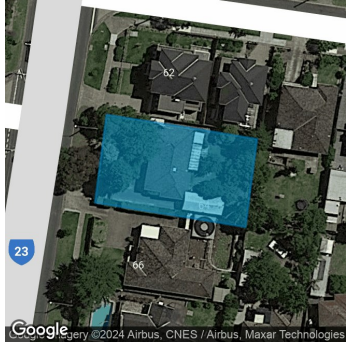
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	19 Bowen Rd DONCASTER EAST 3109	\$1,185,000	16/11/2023
2	42 Boronia Gr DONCASTER EAST 3109	\$1,180,000	14/10/2023
3	45 Wetherby Rd DONCASTER 3108	\$1,055,000	07/12/2023

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: 05/02/2024 11:43



Property Type:
Land Size: 692 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
Year ending December 2023: \$1,550,000

Comparable Properties



19 Bowen Rd DONCASTER EAST 3109 (REI) **Agent Comments**



Price: \$1,185,000
Method: Private Sale
Date: 16/11/2023
Property Type: House (Res)
Land Size: 746 sqm approx



42 Boronia Gr DONCASTER EAST 3109 (REI/VG) **Agent Comments**



Price: \$1,180,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)
Land Size: 634 sqm approx



45 Wetherby Rd DONCASTER 3108 (REI/VG) **Agent Comments**



Price: \$1,055,000
Method: Sold Before Auction
Date: 07/12/2023
Property Type: House (Res)
Land Size: 645 sqm approx