

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

17 Wetherby Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$950,000 & \$1,040,000

Median sale price

Median price \$1,256,400 Property Type House Suburb Doncaster

Period - From 01/04/2019 to 31/03/2020 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	36 Hertford Rd DONCASTER EAST 3109	\$1,080,000	28/03/2020
2	19 Calvin Cr DONCASTER EAST 3109	\$1,058,000	14/05/2020
3	28 Walker St DONCASTER 3108	\$950,000	01/06/2020

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:

02/07/2020 17:20



3 1 2

Property Type: House

Land Size: 655 sqm approx

Agent Comments

Comparable Properties



36 Hertford Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 1 2

Price: \$1,080,000

Method: Private Sale

Date: 28/03/2020

Property Type: House

Land Size: 652 sqm approx



19 Calvin Cr DONCASTER EAST 3109 (REI)

Agent Comments

4 2 3

Price: \$1,058,000

Method: Private Sale

Date: 14/05/2020

Property Type: House



28 Walker St DONCASTER 3108 (VG)

Agent Comments

3 - -

Price: \$950,000

Method: Sale

Date: 01/06/2020

Property Type: House (Res)

Land Size: 840 sqm approx