

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

1/6-8 Wetherby Road, Doncaster Vic 3108

Indicative selling price

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

Single price \$668,000

Median sale price

Median price \$596,500

Property Type Unit

Suburb Doncaster

Period - From 01/01/2024

to 31/03/2024

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	2/876 Doncaster Rd DONCASTER EAST 3109	\$630,000	28/06/2024
2	4/15 Wetherby Rd DONCASTER 3108	\$615,000	18/11/2023
3	1/8 Firth St DONCASTER 3108	\$540,000	13/06/2024

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:

01/07/2024 14:44



 2  1  1

Property Type: Unit
Land Size: 226 sqm approx
Agent Comments

Indicative Selling Price
\$668,000
Median Unit Price
March quarter 2024: \$596,500

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.

Comparable Properties



2/876 Doncaster Rd DONCASTER EAST 3109 (REI) **Agent Comments**

 2  1  1

Price: \$630,000
Method: Private Sale
Date: 28/06/2024
Property Type: Unit



4/15 Wetherby Rd DONCASTER 3108 (REI/VG) **Agent Comments**

 2  1  1

Price: \$615,000
Method: Auction Sale
Date: 18/11/2023
Property Type: Unit
Land Size: 203 sqm approx



1/8 Firth St DONCASTER 3108 (REI) **Agent Comments**

 2  1  2

Price: \$540,000
Method: Private Sale
Date: 13/06/2024
Property Type: Unit