

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

3/6-8 Wetherby Road Doncaster VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$618,000

&

\$658,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Oct 2019

to

30 Sep 2020

Source

Corelogic

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 6 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

2/6-8 Wetherby Road Doncaster VIC 3108	\$626,000	10-Jun-20
4/7 Wetherby Road Doncaster VIC 3108	\$645,000	20-Apr-20
2/77-79 Wetherby Road Doncaster VIC 3108	\$646,000	28-Apr-20

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 6 months.~~

This Statement of Information was prepared on: 16 October 2020



2/6-8 Wetherby Road Doncaster VIC 3108

Sold Price

\$626,000

Sold Date **10-Jun-20**

 2  1  1

Distance **0.01km**



4/7 Wetherby Road Doncaster VIC 3108

Sold Price

\$645,000

Sold Date **20-Apr-20**

 2  1  1

Distance **0.13km**



2/77-79 Wetherby Road Doncaster VIC 3108

Sold Price

^{RS} **\$646,000**

Sold Date **28-Apr-20**

 2  1  1

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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