

## 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<br>Including suburb and<br>postcode | 11/10-16 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 | \$395,000 | & | \$430,000 |
|---------------|-----------|---|-----------|

#### Median sale price

|               |            |       |            |        |      |        |           |
|---------------|------------|-------|------------|--------|------|--------|-----------|
| Median price  | \$561,000  | House |            | Unit   | X    | Suburb | Doncaster |
| Period - From | 01/01/2019 | to    | 31/03/2019 | Source | REIV |        |           |

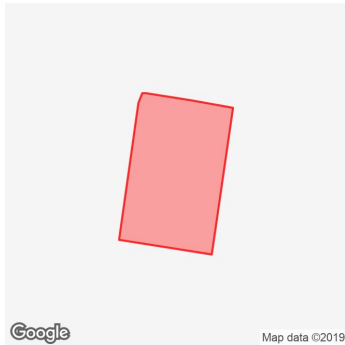
#### Comparable property sales (\*Delete A or B below as applicable)

**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 | 204/88 Tram Rd DONCASTER 3108  | \$410,000 | 01/05/2019   |
| 2 | 712/101 Tram Rd DONCASTER 3108 | \$407,000 | 22/01/2019   |
| 3 | 310/6 Thiele St DONCASTER 3108 | \$406,000 | 06/02/2019   |

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.



 2  1  2

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$395,000 - \$430,000  
**Median Unit Price**  
March quarter 2019: \$561,000

## Comparable Properties



**204/88 Tram Rd DONCASTER 3108 (REI)**

**Agent Comments**

 1  1  1

**Price:** \$410,000  
**Method:** Private Sale  
**Date:** 01/05/2019  
**Rooms:** -  
**Property Type:** Apartment



**712/101 Tram Rd DONCASTER 3108 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$407,000  
**Method:** Private Sale  
**Date:** 22/01/2019  
**Rooms:** 3  
**Property Type:** Apartment



**310/6 Thiele St DONCASTER 3108 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$406,000  
**Method:** Private Sale  
**Date:** 06/02/2019  
**Rooms:** 4  
**Property Type:** Apartment