Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 59 Wetherby Road, Doncaster Vic 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,780,000		&		\$1,880,000				
Median sale price									
Median price	\$1,447,500	Pro	Property Type Hous		se s		Suburb	Doncaster	
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	37 Wetherby Rd DONCASTER 3108	\$1,966,600	07/05/2024
2	40 Gedye St DONCASTER EAST 3109	\$1,610,000	20/04/2024
3	50 Windella Qdrnt DONCASTER 3108	\$2,190,000	18/04/2024

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.

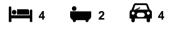
This Statement of Information was prepared on:

18/11/2024 17:37



BARRYPLANT





Property Type: House Land Size: 730 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,780,000 - \$1,880,000 Median House Price September quarter 2024: \$1,447,500

Comparable Properties

37 Wetherby Rd DONCASTER 3108 (REI/VG) Image: 6 Image: 6 6 Image: 6 Price: \$1,966,600 Method: Private Sale Date: 07/05/2024 Property Type: House Land Size: 650 sqm approx	Agent Comments
40 Gedye St DONCASTER EAST 3109 (REI/VG) 4 3 3 3 Price: \$1,610,000 Method: Auction Sale Date: 20/04/2024 Property Type: House (Res) Land Size: 654 sqm approx	Agent Comments
50 Windella Qdrnt DONCASTER 3108 (REI/VG) 5 5 5 2 Price: \$2,190,000 Method: Private Sale Date: 18/04/2024 Property Type: House Land Size: 661 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9842 8888



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