

# 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

4 Libere Court, 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 \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$1,350,000

Property Type House

Suburb Doncaster

Period - From 01/04/2020

to 31/03/2021

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	28 Boyd St DONCASTER 3108	\$1,185,000	28/11/2020
2	35 Wetherby Rd DONCASTER 3108	\$1,129,000	17/04/2021
3	7 Kiewa St DONCASTER 3108	\$1,110,000	04/12/2020

**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:

04/05/2021 11:41



 3    2    2

**Property Type:** House  
**Land Size:** 793 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
Year ending March 2021: \$1,350,000

## Comparable Properties



**28 Boyd St DONCASTER 3108 (REI/VG)**

**Agent Comments**

 3    2    2

**Price:** \$1,185,000  
**Method:** Auction Sale  
**Date:** 28/11/2020  
**Property Type:** House (Res)  
**Land Size:** 640 sqm approx



**35 Wetherby Rd DONCASTER 3108 (REI)**

**Agent Comments**

 4    1    4

**Price:** \$1,129,000  
**Method:** Auction Sale  
**Date:** 17/04/2021  
**Property Type:** House (Res)  
**Land Size:** 652 sqm approx



**7 Kiewa St DONCASTER 3108 (REI/VG)**

**Agent Comments**

 3    2    4

**Price:** \$1,110,000  
**Method:** Private Sale  
**Date:** 04/12/2020  
**Property Type:** House  
**Land Size:** 658 sqm approx