

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

70 Wetherby Road, Doncaster Vic 3108

Indicative selling price

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

Single price

\$1,380,000

Median sale price

Median price

\$1,500,000

Property Type

House

Suburb

Doncaster

Period - From

01/07/2021

to

30/09/2021

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	38 Victoria St DONCASTER 3108	\$1,415,888	18/06/2021
2	62 George St DONCASTER EAST 3109	\$1,410,000	06/11/2021
3	761 Doncaster Rd DONCASTER 3108	\$1,380,000	07/07/2021

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:

29/11/2021 14:12



 3  1  2

Property Type: House (Res)

Land Size: 715 sqm approx

Agent Comments

Comparable Properties



38 Victoria St DONCASTER 3108 (REI)

Agent Comments

 5  3  2

Price: \$1,415,888

Method: Private Sale

Date: 18/06/2021

Property Type: House



62 George St DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,410,000

Method: Auction Sale

Date: 06/11/2021

Property Type: House (Res)

Land Size: 655 sqm approx



761 Doncaster Rd DONCASTER 3108 (REI)

Agent Comments

 3  1  1

Price: \$1,380,000

Method: Private Sale

Date: 07/07/2021

Property Type: House

Land Size: 630 sqm approx