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Indicative Selling Price \$1,000,000 - \$1,100,000 **Median House Price** March quarter 2017: \$1,210,000





Rooms:

Property Type: House Land Size: 733.60 Agent Comments

Comparable Properties



26 Gedye St DONCASTER EAST 3109 (VG)

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Price: \$1,050,000 Method: Sale Date: 21/09/2016

Rooms: -

Property Type: House (Res) Land Size: 778 sqm

71 Blackburn Rd DONCASTER EAST 3109 (VG)





Price: \$1,000,000 Method: Sale Date: 08/09/2016

Rooms: -

Property Type: House (Res) Land Size: 712 sqm



103 Blackburn Rd DONCASTER EAST 3109

(REI/VG)

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Price: \$1,011,000 Method: Auction Sale Date: 27/08/2016 Rooms: 4

Property Type: House Land Size: 725 sqm

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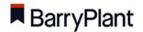
Agent Comments

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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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	59 Wetherby Road, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,000,000	&	\$1,100,000

Median sale price

Median price	\$1,210,000	Н	ouse X		Su	burb	Doncaster
Period - From	01/01/2017	to	31/03/2017	7	Source	REIV	,

Comparable property sales

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
26 Gedye St DONCASTER EAST 3109	\$1,050,000	21/09/2016
71 Blackburn Rd DONCASTER EAST 3109	\$1,000,000	08/09/2016
103 Blackburn Rd DONCASTER EAST 3109	\$1,011,000	27/08/2016



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