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	64 Wetherby Road, Doncaster Vic 3108

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,550,000 Property Type House Suburb Doncaster

Period - From 01/01/2023 to 31/12/2023 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	14 Boronia Gr DONCASTER EAST 3109	$1,115,000	02/12/2023
2	45 Wetherby Rd DONCASTER 3108	$1,055,000	07/12/2023
3	62 Windella Qdrnt DONCASTER 3108	$1,040,000	03/12/2023

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: 26/02/2024 14:56

64 Wetherby Road, Doncaster Vic 3108

Grant Lynch
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4 1 2

Property Type: House
Land Size: 694 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
Year ending December 2023: $1,550,000

Comparable Properties



14 Boronia Gr DONCASTER EAST 3109 (REI)

4 2 2

Price: $1,115,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 834 sqm approx

Agent Comments



45 Wetherby Rd DONCASTER 3108 (REI/VG)

3 2 2

Price: $1,055,000
Method: Sold Before Auction
Date: 07/12/2023
Property Type: House (Res)
Land Size: 645 sqm approx

Agent Comments



62 Windella Qdrnt DONCASTER 3108 (REI/VG)

3 1 2

Price: $1,040,000
Method: Private Sale
Date: 03/12/2023
Property Type: House
Land Size: 664 sqm approx

Agent Comments

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