

70 Wetherby Road, Doncaster Vic 3108

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**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median House Price**

Year ending June 2017: \$1,400,500



3   1   2

**Rooms:** 5

**Property Type:** House

**Land Size:** 723 sqm approx

Agent Comments

## Comparable Properties



**2 Debra Way DONCASTER 3108 (REI/VG)**

Agent Comments

5   3   2

**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 10/03/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 652 sqm approx



**27 Romsey Rise DONCASTER EAST 3109 (REI)**

Agent Comments

3   2   5

**Price:** \$1,125,000

**Method:** Auction Sale

**Date:** 08/03/2017

**Rooms:** 4

**Property Type:** House

**Land Size:** 645 sqm approx



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

Agent Comments

4   3   2

**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 15/05/2017

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 662 sqm approx

**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](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000

&amp;

\$1,200,000

**Median sale price**

Median price \$1,400,500

House

X

Suburb

Doncaster

Period - From 01/07/2016

to

30/06/2017

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 |
|------------------------------------|-------------|--------------|
| 2 Debra Way DONCASTER 3108         | \$1,100,000 | 10/03/2017   |
| 27 Romsey Rise DONCASTER EAST 3109 | \$1,125,000 | 08/03/2017   |
| 40 Wetherby Rd DONCASTER 3108      | \$1,200,000 | 15/05/2017   |