

Jim Kapsalis 03 9842 8888 0488 837 653 ikapsalis@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offered	for sale
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Address Including suburb and postcode	416/632-640 Doncaster Road, Doncaster Vic 3108

Indicative selling price

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

Range between	\$500,000	&	\$550,000
		i l	l

Median sale price

Median price	\$610,000	Hou	se	Unit	х	S	Suburb	Doncaster
Period - From	01/07/2017	to	30/09/2017		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 1 419/632 Doncaster Rd DONCASTER 3108 \$534,000 20/11/2017 2 609/91-93 Tram Rd DONCASTER 3108 \$530,000 29/08/2017 3 19/765-767 Doncaster Rd DONCASTER 3108 \$530,000 14/09/2017

OR

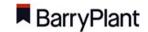
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price \$500,000 - \$550,000 Median Unit Price September quarter 2017: \$610,000



Rooms: Property Type: Apartment

Agent Comments

Comparable Properties



419/632 Doncaster Rd DONCASTER 3108 (REI) Agent Comments

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Price: \$534,000 Method: Private Sale Date: 20/11/2017

Rooms: -

Property Type: Apartment



609/91-93 Tram Rd DONCASTER 3108 (VG)

2 📛 - 🛱

Price: \$530,000 Method: Sale Date: 29/08/2017

Rooms: -

Property Type: Strata Unit/Flat





19/765-767 Doncaster Rd DONCASTER 3108

(REI/VG)

2 📥 2

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Price: \$530,000 Method: Private Sale Date: 14/09/2017

Rooms: 4

Property Type: Apartment

Agent Comments

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