

STATEMENT OF INFORMATION

74 LANDSCAPE DRIVE, DONCASTER EAST, VIC 3109

PREPARED BY TERRY BURGOYNE, BARRY PLANT BLACKBURN

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



74 LANDSCAPE DRIVE, DONCASTER

 4  2  2

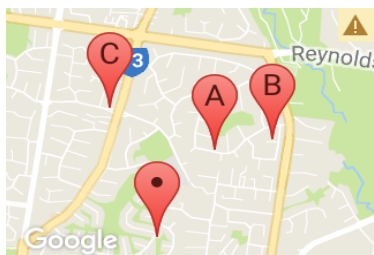
Indicative Selling Price

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

Price Range: **\$1,500,000 to \$1,650,000**

Provided by: terry burgoyne, Barry Plant Blackburn

MEDIAN SALE PRICE



DONCASTER EAST, VIC, 3109

Suburb Median Sale Price (House)

\$1,350,000

01 January 2017 to 31 December 2017

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



39 PINE HILL DR, DONCASTER EAST, VIC 3109

 4  3  2

Sale Price

\$1,512,000

Sale Date: 22/09/2017

Distance from Property: 723m



10 ROCHELLE CRT, DONCASTER EAST, VIC

 4  2  2

Sale Price

\$1,552,000

Sale Date: 20/09/2017

Distance from Property: 1km



345 SERPELLS RD, DONCASTER EAST, VIC 3109

 4  3  2

Sale Price

***\$1,600,000**

Sale Date: 09/09/2017

Distance from Property: 975m



This report has been compiled on 12/01/2018 by Barry Plant Blackburn. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

74 LANDSCAPE DRIVE, DONCASTER EAST, VIC 3109

Indicative selling price

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

Price Range:

\$1,500,000 to \$1,650,000

Median sale price

Median price

\$1,350,000

House

X

Unit


Suburb

DONCASTER EAST

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
39 PINE HILL DR, DONCASTER EAST, VIC 3109	\$1,512,000	22/09/2017
10 ROCHELLE CRT, DONCASTER EAST, VIC 3109	\$1,552,000	20/09/2017
345 SERPELLS RD, DONCASTER EAST, VIC 3109	*\$1,600,000	09/09/2017