

Jason Stepanow 9842 8888 0405 159 650 jstepanow@barryplant.com.au

#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Propert <sup>o</sup>	y offered	for s	ale
----------------------	-----------	-------	-----

Address	15 Abelia Street, Doncaster East Vic 3109
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$940,000

#### Median sale price

Median price	\$1,220,000	Ηοι	use X	Unit		Suburb	Doncaster East
Period - From	01/07/2018	to	30/09/2018		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.

Add	dress of comparable property	Price	Date of sale
1	3 Robin Hood Ct DONCASTER EAST 3109	\$978,000	22/09/2018
2	4 Abelia St DONCASTER EAST 3109	\$977,000	01/11/2018

#### OR

3

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.

**Account** - Barry Plant | P: 03 9842 8888



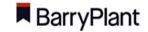


6 Roy St DONVALE 3111

\$925,000

25/09/2018

Generated: 13/11/2018 09:56



Jason Stepanow 9842 8888 0405 159 650 jstepanow@barryplant.com.au

**Indicative Selling Price** \$940,000 **Median House Price** 

September quarter 2018: \$1,220,000

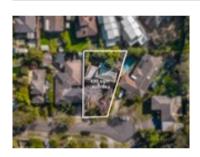


# Rooms:

Property Type: House (Res) Land Size: 660 approx. sqm

**Agent Comments** 

### Comparable Properties



3 Robin Hood Ct DONCASTER EAST 3109

(REI/VG)



Price: \$978,000 Method: Auction Sale Date: 22/09/2018 Rooms: -

Property Type: House (Res) Land Size: 691 sqm approx

**Agent Comments** 



4 Abelia St DONCASTER EAST 3109 (REI)





Price: \$977.000 Method: Private Sale Date: 01/11/2018

Rooms: -

Property Type: House Land Size: 665 sqm approx **Agent Comments** 



6 Roy St DONVALE 3111 (REI)





Price: \$925,000 Method: Private Sale Date: 25/09/2018

Rooms: -

Property Type: House Land Size: 643 sqm approx **Agent Comments** 

Account - Barry Plant | P: 03 9842 8888





Generated: 13/11/2018 09:56