

Adele Kocuk 0412 255 919 akocuk@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	

Indicative selling price

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

Range between \$1,280,000 & \$1,408,0

Median sale price

Median price	\$1,282,500	Hou	ise X	Unit		Suburb	Donvale
Period - From	01/01/2018	to	31/03/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	47 old warrandyte Rd DONVALE 3111	\$1,358,000	03/03/2018
2	2 Camira CI DONCASTER EAST 3109	\$1,350,000	25/01/2018
3	10 Catherine Av DONCASTER EAST 3109	\$1,300,000	16/06/2018

OR

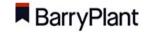
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant | P: 03 9842 8888





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Indicative Selling Price \$1,280,000 - \$1,408,000 **Median House Price** March quarter 2018: \$1,282,500





Comparable Properties



47 old warrandyte Rd DONVALE 3111 (REI)

Price: \$1,358,000 Method: Auction Sale Date: 03/03/2018

Rooms: -

Property Type: House (Res) Land Size: 788 sqm approx

Agent Comments



2 Camira CI DONCASTER EAST 3109 (REI)





Price: \$1,350,000 Method: Private Sale Date: 25/01/2018

Rooms: -

Property Type: House Land Size: 686 sqm approx Agent Comments



(REI)





Price: \$1,300,000 Method: Auction Sale Date: 16/06/2018

Rooms: 9

Property Type: House (Res) Land Size: 706 sqm approx

Agent Comments







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