

George Pangalos 03 9842 8888 0430 060 123 gpangalos@barryplant.com.au

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Address	8 Toronto Avenue, Doncaster Vic 3108
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,150,000	&	\$1,265,000
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#### Median sale price

Median price	\$1,414,811	Hou	ise X	Unit		Suburb	Doncaster
Period - From	01/04/2018	to	30/06/2018		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	22 Baird St.S DONCASTER 3108	\$1,250,000	14/06/2018
2	24 Baird St.S DONCASTER 3108	\$1,206,000	17/03/2018
3	3 Erin Ct DONCASTER 3108	\$1,150,000	09/03/2018

#### OR

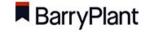
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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





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**Indicative Selling Price** \$1,150,000 - \$1,265,000 **Median House Price** June quarter 2018: \$1,414,811



Rooms:

Property Type: House (Res) Land Size: 722 sqm approx

**Agent Comments** 

## Comparable Properties



22 Baird St.S DONCASTER 3108 (REI/VG)





Price: \$1,250,000

Method: Sold Before Auction

Date: 14/06/2018 Rooms: 5

Property Type: House (Res) Land Size: 740 sqm approx

**Agent Comments** 



24 Baird St.S DONCASTER 3108 (REI/VG)





Price: \$1,206,000 Method: Auction Sale Date: 17/03/2018 Rooms: 10

Property Type: House (Res) Land Size: 742.10 sqm approx **Agent Comments** 

3 Erin Ct DONCASTER 3108 (VG)





Price: \$1,150,000 Method: Sale Date: 09/03/2018

Rooms: -Property Type: House (Res) Land Size: 675 sqm approx

**Agent Comments** 

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