

Ericka Wong 03 9842 8888 0411 472 849 ewong@barryplant.com.au

# Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

<b>Property</b>	offered	for	sale
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Address Including suburb and postcode	

#### Indicative selling price

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

Range between	\$680,000	&	\$730,000
-			

#### Median sale price

Median price	\$1,430,000	Hou	ise X	Unit			Suburb	Doncaster East
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

1	1/17 Calvin Cr DONCASTER EAST 3109	\$720,000	25/03/2017
2	7/57-59 George St DONCASTER EAST 3109	\$686,000	29/04/2017
3	2/15 Amelia Cr DONCASTER EAST 3109	\$683,000	31/05/2017

#### 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.

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

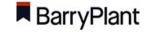




Price

Date of sale

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**Indicative Selling Price** \$680,000 - \$730,000 **Median House Price** September quarter 2017: \$1,430,000



Rooms:

Property Type: House/Unit Land Size: 386 sqm approx

**Agent Comments** 

# Comparable Properties



1/17 Calvin Cr DONCASTER EAST 3109 (REI)

Price: \$720,000 Method: Auction Sale Date: 25/03/2017 Rooms: 5

Property Type: Unit

Land Size: 219 sqm approx



7/57-59 George St DONCASTER EAST 3109

(REI)

**-**

Price: \$686.000 Method: Auction Sale Date: 29/04/2017 Rooms: 4 Property Type: Unit

Land Size: 190 sqm approx

2/15 Amelia Cr DONCASTER EAST 3109 (REI) Agent Comments

Price: \$683,000 Method: Private Sale Date: 31/05/2017 Rooms: 3

Property Type: Unit

Land Size: 272 sqm approx

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**Agent Comments** 

Agent Comments