

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1A Minaki Avenue, Doncaster East Vic 3109
---	---

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	House	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	Price	Date of sale
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.~~

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

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) **Agent Comments**



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) **Agent Comments**



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