Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	8A Soderlund Drive, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,550,000	&	\$1,705,000
---------------------------	---	-------------

Median sale price

Median price	\$1,000,000	Pro	perty Type To	ownhouse		Suburb	Doncaster
Period - From	05/07/2020	to	04/07/2021	s	ource	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

Aut	areas or comparable property	1 1100	Date of Sale
1	105 Macedon Rd TEMPLESTOWE LOWER 3107	\$1,620,000	03/07/2021
2	5a Fir St BULLEEN 3105	\$1,610,000	04/03/2021
3	18a Wilsons Rd DONCASTER 3108	\$1,670,000	13/01/2021

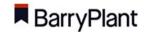
OR

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.

This Statement of Information was prepared on:	05/07/2021 10:22



Date of sale



Stuart Rooke 0402 747 939 srooke@barryplant.com.au

Indicative Selling Price \$1,550,000 - \$1,705,000 **Median Townhouse Price** 05/07/2020 - 04/07/2021: \$1,000,000





Comparable Properties



105 Macedon Rd TEMPLESTOWE LOWER 3107 (REI)

Price: \$1,620,000 Method: Auction Sale Date: 03/07/2021

Property Type: House (Res) Land Size: 298 sqm approx

Agent Comments



5a Fir St BULLEEN 3105 (REI/VG)

Price: \$1,610,000

Method: Expression of Interest

Date: 04/03/2021

Property Type: House (Res) Land Size: 384 sqm approx Agent Comments



18a Wilsons Rd DONCASTER 3108 (REI/VG)

Price: \$1,670,000 Method: Private Sale Date: 13/01/2021

Property Type: Townhouse (Res) Land Size: 418 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



