

Statement of Information

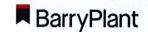
Single residential property located in the Melbourne metropolitan area

					Sec	ction 47	AF of the Est	tate A	Agents Act 1980
Property offer	ed for	sale							
Address Including suburb and postcode		6/927-9	6/927-929 Doncaster Road, Doncaster Vic 3108						
Indicative sell	ing pric	ce							
For the meaning	of this p	orice see	cons	sumer.vic.gov.	au/under	quoting			
Range between	s500,0	000		&	\$550	0,000	Soitie		
Median sale p	rice	nagrio.		f nedli lowed b	Howas tive tire.	od yktado nom ste t		engan my lor	s agent or agent a serve of the prope
Median price	\$672,50	00	Hou	se	Unit	Х	Sub	ourb	Ooncaster
Period - From	01/01/2	017	to	31/12/2017		Source	REIV		
Comparable p	roperty	sales	(*Del	ete A or B b	elow as	applica	ble)		
A* These a months property	that the	estate a	erties gent	s sold within to or agent's rep	wo kilome resentati	etres of th	e property for ers to be most	sale ii com	n the last six- parable to the
Address of co	mparabl	le prope	rty				Price		Date of sale
1									
2									
3									
OR									
B* The esta	ate agen	t or age	nt's re	presentative r	reasonabl	ly believe:	s that fewer th	an thr	ee comparable

properties were sold within two kilometres of the property for sale in the last six months.







> Indicative Selling Price \$500,000 - \$550,000 Median Unit Price

Year ending December 2017: \$672,500





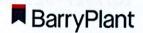
Property Type: Apartment
Agent Comments



Comparable Properties

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.





Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale)
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Address Including suburb and	107/927-929 Doncaster Road, Doncaster Vic 3108
postcode	

Indicative selling price

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

Range between	\$400,000	&	\$440,000	

Median sale price

Median price	\$672,500	Hou	ISC	Unit	X		Suburb	Doncaster
Period - From	01/01/2017	to	31/12/2017		Source	REIV	180) 2071	

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	29/800 Elgar Rd DONCASTER 3108	\$402,000	28/11/2017	
2	607/1 Grosvenor St DONCASTER 3108	\$425,000	10/01/2018	
3	23/800 Elgar Rd DONCASTER 3108	\$430,000	08/02/2018	

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.





BarryPlant

Jim Kapsalis 03 9842 8888 0488 837 653 jkapsalis@barryplant.com.au

\$400,000 - \$440,000 **Median Unit Price**

Indicative Selling Price

Year ending December 2017: \$672,500



Rooms: **Property Type:**

Agent Comments

Comparable Properties



29/800 Elgar Rd DONCASTER 3108 (VG)

Price: \$402,000 Method: Sale Date: 28/11/2017

Rooms: -

Property Type: Strata Unit/Flat

Agent Comments



607/1 Grosvenor St DONCASTER 3108 (REI)





Agent Comments

Price: \$425,000 Method: Private Sale Date: 10/01/2018 Rooms: 4

Property Type: Apartment

23/800 Elgar Rd DONCASTER 3108 (REI)

2





Agent Comments

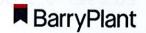
Price: \$430,000 Method: Private Sale Date: 08/02/2018

Rooms: -

Property Type: Apartment







Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for s	sale	0	rigonio rioi 1000
Address Including suburb and postcode	203/927-929 Doncaster Road, Doncaster Vic 3108	B Republica	oarable Pro
Indicative selling price	e		
For the meaning of this p	price see consumer.vic.gov.au/underquoting		
Range between \$500,0	\$550,000		
Median sale price			
Median price \$672,50	00 House Unit X	Suburb	Doncaster
Period - From 01/01/2	017 to 31/12/2017 Source REIV	/	
Comparable property	sales (*Delete A or B below as applicable)		
	ree properties sold within two kilometres of the pro- estate agent or agent's representative considers to 		
Address of comparabl	e property	Price	Date of sale
1			
2			
3			
OR			
	t or agent's representative reasonably believes that sold within two kilometres of the property for sale in		





203/927-929 Doncaster Road, Doncaster Vic 3108



Jim Kapsalis 03 9842 8888 0488 837 653 jkapsalis@barryplant.com.au

Indicative Selling Price \$500,000 - \$550,000 Median Unit Price Year ending December 2017: \$672,500

Rooms: 2 (2

Property Type:
Agent Comments

Comparable Properties

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.



