

Michael Steenhuis (03) 9842 8888 0400 499 601 msteenhuis@barryplant.com.au

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

	Section 47/							AF of the Estate Agents Act 1980			
Property offer	ed for s	sale									
Address Including suburb and postcode		1/9 Morris	Street,	Doncasto	er Vic 31	08					
Indicative sell	ing pric	ce									
For the meaning	of this p	orice see co	onsumei	r.vic.gov.	au/unde	rquoting					
Range between \$1,250		0,000	0 &		\$1,375,000						
Median sale p	rice										
Median price	ce \$620,000		House		Unit	Х		Suburb Doncaster		ncaster	
Period - From	Period - From 01/04/2018 t			30/06/2018 Source RE			REI	V			
Comparable p	roperty	/ sales (*[	Delete A	A or B b	elow a	s applica	ble)				
	that the	estate age						operty for sak to be most co			
Address of comparable property								Price		Date of sale	
1											
2											
3											
OR											
B* The esta	ate ager	nt or agent'	s repres	entative ı	reasona	bly believe	s tha	at fewer than t	three	e comparable	

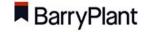
properties were sold within two kilometres of the property for sale in the last six months.

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> Indicative Selling Price \$1,250,000 - \$1,375,000 Median Unit Price June quarter 2018: \$620,000



**4** 🙀 3 🛱 2

Rooms:

**Property Type:** Townhouse **Land Size:** 321.20 sqm approx

**Agent Comments** 

## Comparable Properties



2/8 Fairway Rd DONCASTER 3108 (REI/VG)

• • •

**Price:** \$1,260,000 **Method:** Private Sale **Date:** 21/07/2018

Rooms: 7

**Property Type:** Townhouse (Single) **Land Size:** 246 sqm approx

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.

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Agent Comments