

Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

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	1 Curnola Avenue, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,380,000 & \$1,518,000	0
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Median sale price

Median price	\$1,405,000	Hou	ise X	Unit		Suburb	Doncaster
Period - From	01/10/2017	to	31/12/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	27 Buckingham Cr DONCASTER 3108	\$1,490,000	28/10/2017
2	10 Wilsons Rd DONCASTER 3108	\$1,480,000	22/09/2017
3	9 Saxon St DONCASTER 3108	\$1,430,000	12/06/2017

OR

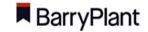
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant | P: 03 9842 8888



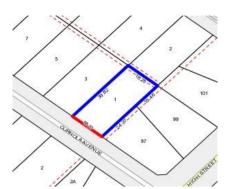


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Indicative Selling Price \$1,380,000 - \$1,518,000 **Median House Price** December quarter 2017: \$1,405,000



Rooms:

Property Type: House Land Size: 728 sqm approx

Agent Comments

Comparable Properties



27 Buckingham Cr DONCASTER 3108 (REI)

--- 3



Price: \$1,490,000 Method: Auction Sale Date: 28/10/2017

Rooms: -

Property Type: House (Res) Land Size: 762 sqm approx

Agent Comments



10 Wilsons Rd DONCASTER 3108 (REI)

=3



Price: \$1,480,000 Method: Private Sale Date: 22/09/2017

Rooms: 4

Property Type: House (Res) Land Size: 721 sqm approx

Agent Comments

9 Saxon St DONCASTER 3108 (REI)

--- 3





Price: \$1,430,000 Method: Private Sale Date: 12/06/2017

Rooms: -

Property Type: House Land Size: 651 sqm approx **Agent Comments**

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