

Sam Kocuk (03) 9842 8888 0419 311 222 skocuk@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								
Add Including suburb posto	and   " Zoodo	Street, Doncas	ter East Vi	c 3109					
Indicative selling	j price								
For the meaning of	this price see co	nsumer.vic.gov.	au/underq	uoting					
Range between	\$570,000	&	\$627,	000					
Median sale pric	е								
Median price \$8	34,000 He	ouse	Unit	Х		Suburb	Doncas	ter East	
Period - From 01	/10/2017 to	31/12/2017		Source	REIV				
Comparable pro	perty sales (*De	elete A or B b	elow as a	applical	ole)				
	the three properti at the estate ager or sale.								
Address of comparable property					i	Price	Date	e of sale	
1									
2									
3									
OR									
<b>B</b> * The estate	agent or agent's	representative r	reasonably	/ believe	s that fe	ewer than tl	nree con	nparable	

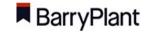
properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant | P: 03 9842 8888





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Indicative Selling Price \$570,000 - \$627,000 Median Unit Price December quarter 2017: \$834,000





## Comparable Properties



3/36 Middlefield Dr BLACKBURN NORTH 3130 Agent Comments

(REI)

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**•** 1

**4** 

Price: \$617,000 Method: Private Sale Date: 28/09/2017 Rooms: 4

Property Type: Unit Land Size: 207 sqm approx

21 Mitchell St DONCASTER EAST 3109 (REI)

**6**3 −

Price: \$600,000 Method: Private Sale Date: 18/08/2017 Rooms: -

Property Type: Unit

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**