

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
Including suburb and
postcode

15 Wiarando Court, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,300,400

House

X

Unit

Suburb Doncaster East

Period - From 01/04/2018

to

30/06/2018

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.

	Address of comparable property	Price	Date of sale
1	14 Matisse Dr TEMPLESTOWE 3106	\$1,316,000	24/02/2018
2	19 Newlands Cr DONCASTER EAST 3109	\$1,270,000	02/07/2018
3	25 Matisse Dr TEMPLESTOWE 3106	\$1,255,000	03/03/2018

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.

Michael Steenhuis

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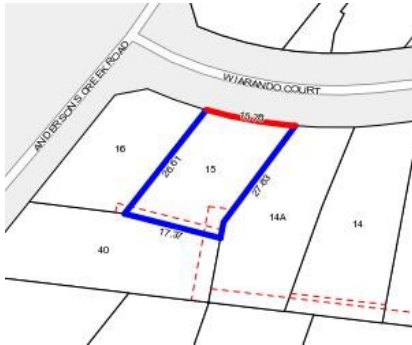
msteenhuis@barryplant.com.au

Indicative Selling Price

\$1,200,000 - \$1,320,000

Median House Price

June quarter 2018: \$1,300,400



 4  2  2

Rooms:

Property Type: House

Land Size: 413 sqm approx

Agent Comments

Comparable Properties



14 Matisse Dr TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,316,000

Method: Sold Before Auction

Date: 24/02/2018

Rooms: 6

Property Type: House

Land Size: 548 sqm approx



19 Newlands Cr DONCASTER EAST 3109 (REI) **Agent Comments**

 5  2  2

Price: \$1,270,000

Method: Sold Before Auction

Date: 02/07/2018

Rooms: 8

Property Type: House (Res)



25 Matisse Dr TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,255,000

Method: Auction Sale

Date: 03/03/2018

Rooms: 7

Property Type: House (Res)

Land Size: 309 sqm approx