

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

20 Bayley Grove, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,600,000

&

\$1,760,000

Median sale price

Median price \$1,405,000

House

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.

	Address of comparable property	Price	Date of sale
1	460 Doncaster Rd DONCASTER 3108	\$1,700,000	03/01/2018
2	24 Caringal Av DONCASTER 3108	\$1,667,000	30/10/2017
3	16 Turana St DONCASTER 3108	\$1,650,000	29/11/2017

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.

George Pangalos

03 9842 8888

0430 060 123

gpangalos@barryplant.com.au

Indicative Selling Price

\$1,600,000 - \$1,760,000

Median House Price

December quarter 2017: \$1,405,000



 3  2  2

Rooms:

Property Type: House (Res)

Land Size: 818 sqm approx

Agent Comments

Comparable Properties



460 Doncaster Rd DONCASTER 3108 (REI)

Agent Comments

 3  1  2

Price: \$1,700,000

Method: Private Sale

Date: 03/01/2018

Rooms: -

Property Type: House

Land Size: 695 sqm approx



24 Caringal Av DONCASTER 3108 (REI)

Agent Comments

 3  1  1

Price: \$1,667,000

Method: Private Sale

Date: 30/10/2017

Rooms: -

Property Type: House

Land Size: 726 sqm approx



16 Turana St DONCASTER 3108 (REI)

Agent Comments

 3  2  2

Price: \$1,650,000

Method: Private Sale

Date: 29/11/2017

Rooms: -

Property Type: House (Res)