

Jim Kapsalis 03 9842 8888 0488 837 653 ikapsalis@barryplant.com.au

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	y offered	for sale
-----------------	-----------	----------

Address Including suburb and postcode	103/1 Pettys Lane, Doncaster Vic 3108						
adicative selling price							

### Indicative selling price

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

Range between	\$480,000	&	\$520,000

#### Median sale price

Median price	\$579,000	Hou	se	Unit	Х	Subur	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.

Add	dress of comparable property	Price	Date of sale
1	114/8 Berkeley St DONCASTER 3108	\$512,000	14/09/2017
2	612/1 Grosvenor St DONCASTER 3108	\$500,000	12/12/2017
3	20/33 Queens Av DONCASTER 3108	\$480,000	19/09/2017

#### OR

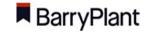
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

**Account** - Barry Plant | P: 03 9842 8888





Generated: 07/02/2018 15:32



Jim Kapsalis 03 9842 8888 0488 837 653 jkapsalis@barryplant.com.au

Indicative Selling Price \$480,000 - \$520,000 Median Unit Price December quarter 2017: \$579,000



**Agent Comments** 



## Comparable Properties



114/8 Berkeley St DONCASTER 3108 (VG)

<u> -</u> - 🛱

Price: \$512,000 Method: Sale Date: 14/09/2017

Rooms: -

Property Type: Strata Unit/Flat

**Agent Comments** 



612/1 Grosvenor St DONCASTER 3108 (REI)

12 🖢 1 🗲

Price: \$500,000 Method: Private Sale Date: 12/12/2017 Rooms: 3

Rooms: 3

Property Type: Apartment

**Agent Comments** 



20/33 Queens Av DONCASTER 3108 (REI/VG)

•

**1** 2 **1 4** 

Price: \$480,000 Method: Private Sale Date: 19/09/2017

Rooms: 4

Property Type: Apartment

Agent Comments

Account - Barry Plant | P: 03 9842 8888





Generated: 07/02/2018 15:32