

## 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

3 Hampshire Road, Doncaster Vic 3108

## Indicative selling price

For the meaning of this price see [consumer.vic.gov/underquoting](http://consumer.vic.gov/underquoting)

Range between \$1,080,000

&amp;

\$1,188,000

## Median sale price

Median price \$742,000

Unit X

Suburb Doncaster

Period - From 01/01/2017

to

31/03/2017

Source REIV

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
8 Eram Rd BOX HILL NORTH 3129	\$1,085,000	22/09/2016
17a Avocet St DONCASTER EAST 3109	\$1,180,000	10/12/2016
1/16 Corella St DONCASTER 3108	\$1,100,000	16/01/2017



3 Hampshire Road, Doncaster Vic 3108



Mark Di Giulio

9842 8888

0407 863 179

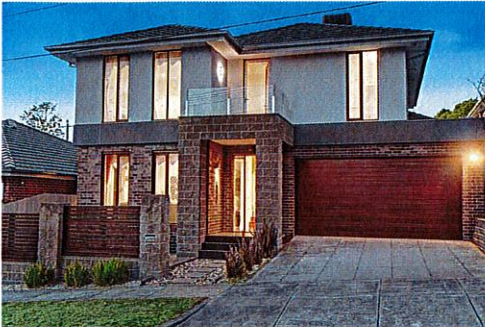
mdigiulio@barryplant.com.au

**Indicative Selling Price**

\$1,080,000 - \$1,188,000

**Median Unit Price**

March quarter 2017: \$742,000



4 2 2

**Rooms:**

**Property Type:** House

**Land Size:** 280

**Agent Comments**

## Comparable Properties



**8 Eram Rd BOX HILL NORTH 3129 (REI)**

**Agent Comments**

4 3 2

**Price:** \$1,085,000

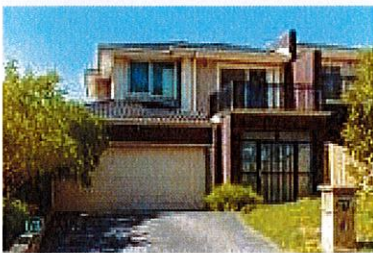
**Method:** Sold Before Auction

**Date:** 22/09/2016

**Rooms:** 8

**Property Type:** Townhouse (Res)

**Land Size:** 275 sqm



**17a Avocet St DONCASTER EAST 3109 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,180,000

**Method:** Auction Sale

**Date:** 10/12/2016

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Land Size:** 356 sqm

**1/16 Corella St DONCASTER 3108 (REI)**

**Agent Comments**

4 3 2

**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 16/01/2017

**Rooms:** 8

**Property Type:** Townhouse (Res)

**Land Size:**