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# 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	3 Hampshire Road, Doncaster Vic 3108
postcode	

### Indicative selling price

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

Range between	\$1,080,000	&	\$1,188,000
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#### Median sale price

Median price \$7	42,000	Unit	х	Su	burb	Doncaster	
Period - From 01/	/01/2017 to	31/03	3/2017	Source	REIV	mod l	

#### 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	



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\$1,080,000 - \$1,188,000 **Median Unit Price** March quarter 2017: \$742,000

mdigiulio@barryplant.com.au **Indicative Selling Price** 



#### Rooms: Property Type: House Land Size: 280 Agent Comments

# Comparable Properties



8 Eram Rd BOX HILL NORTH 3129 (REI)

Price: \$1,085,000

Method: Sold Before Auction

Date: 22/09/2016 Rooms: 8

Property Type: Townhouse (Res)

Land Size: 275 sqm

Agent Comments



17a Avocet St DONCASTER EAST 3109 (REI)

4

Price: \$1,180,000 Method: Auction Sale Date: 10/12/2016

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 356 sqm

Agent Comments

1/16 Corella St DONCASTER 3108 (REI)

4

Price: \$1,100,000 Method: Private Sale Date: 16/01/2017

Rooms: 8

Property Type: Townhouse (Res)

Land Size:

Agent Comments

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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