

Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Period - From 01/07/2017

Including suburl	dress 3/6-10 Da o and ccode	rcy Street, Donc	aster Vic 3108					
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between	\$600,000	&	\$660,000					
Median sale price								
Median price \$	610,000	louse	Unit X	Suburb Doncaster				

Source REIV

Comparable property sales (*Delete A or B below as applicable)

30/09/2017

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	3/36 Middlefield Dr BLACKBURN NORTH 3130	\$617,000	28/09/2017
2	2/1 Angus Gr DONCASTER 3108	\$612,500	09/12/2017
3	21 Mitchell St DONCASTER EAST 3109	\$600,000	18/08/2017

OR

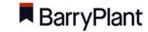
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price \$600,000 - \$660,000 **Median Unit Price** September quarter 2017: \$610,000





Agent Comments

Comparable Properties



3/36 Middlefield Dr BLACKBURN NORTH 3130 Agent Comments

(REI)

└─ 2





Price: \$617,000 Method: Private Sale Date: 28/09/2017 Rooms: 4

Property Type: Unit Land Size: 207 sqm approx

2/1 Angus Gr DONCASTER 3108 (REI)



Price: \$612.500 Method: Auction Sale Date: 09/12/2017 Rooms: -

Property Type: Unit Land Size: 220 sqm approx

21 Mitchell St DONCASTER EAST 3109 (REI)

-2





Price: \$600,000 Method: Private Sale Date: 18/08/2017 Rooms: -

Property Type: Unit

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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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Agent Comments

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