

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	3 Lara Court, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,327,500	Hou	ise X	Unit		Suburb	Doncaster
Period - From	01/01/2018	to	31/03/2018		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	3 Gilmore Rd DONCASTER 3108	\$1,330,000	13/02/2018
2	76 Tram Rd DONCASTER 3108	\$1,325,000	21/02/2018
3	54 Ayr St DONCASTER 3108	\$1,270,000	06/06/2018

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.



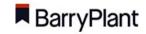
Account - Barry Plant | P: 03 9842 8888





activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Rooms:

Property Type: House (Res) Land Size: 808 sqm approx

Agent Comments

Indicative Selling Price \$1,300,000 **Median House Price** March quarter 2018: \$1,327,500

Comparable Properties



3 Gilmore Rd DONCASTER 3108 (REI/VG)





Agent Comments

Price: \$1,330,000 Method: Private Sale Date: 13/02/2018

Rooms: 5

Property Type: House (Res) Land Size: 724 sqm approx



76 Tram Rd DONCASTER 3108 (REI)

-3





Price: \$1,325,000 Method: Private Sale Date: 21/02/2018 Rooms: 4

Property Type: House Land Size: 710 sqm approx Agent Comments



54 Ayr St DONCASTER 3108 (REI)





Price: \$1,270,000 Method: Private Sale Date: 06/06/2018 Rooms: 5

Property Type: House Land Size: 725 sqm approx **Agent Comments**

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