

## 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

41 Gray Street, Doncaster Vic 3108

## Indicative selling price

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

Range between \$1,200,000 &amp; \$1,320,000

## Median sale price

Median price \$1,500,000 House X Unit Suburb Doncaster

Period - From 01/04/2017 to 30/06/2017 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.

	Address of comparable property	Price	Date of sale
1	12 Westwood Dr BULLEEN 3105	\$1,320,000	03/06/2017
2	60 High St DONCASTER 3108	\$1,288,000	09/09/2017
3	116 Willow Bnd BULLEEN 3105	\$1,288,000	19/08/2017

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.

Juliette Zhou

03 9842 8888

0456 999 669

juliettezhou@barryplant.com.au

**Indicative Selling Price**

\$1,200,000 - \$1,320,000

**Median House Price**

June quarter 2017: \$1,500,000



 4  2  2

**Rooms:**

**Property Type:** House

**Land Size:** 676 sqm approx

Agent Comments

## Comparable Properties



**12 Westwood Dr BULLEEN 3105 (REI)**

Agent Comments

 3  1  3

**Price:** \$1,320,000

**Method:** Auction Sale

**Date:** 03/06/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 902 sqm approx



**60 High St DONCASTER 3108 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,288,000

**Method:** Private Sale

**Date:** 09/09/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 628 sqm approx



**116 Willow Bnd BULLEEN 3105 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,288,000

**Method:** Private Sale

**Date:** 19/08/2017

**Rooms:** -

**Property Type:** House (Res)