

Juliette Zhou 03 9842 8888 0456 999 669 juliettezhou@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
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Including suburb and	41 Gray Street, Doncaster Vic 3108
postcode	

#### Indicative selling price

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

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

#### Median sale price

Median price	\$1,500,000	Hou	ise 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.

Add	dress 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

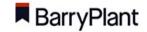
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

**Account** - Barry Plant | P: 03 9842 8888





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**Indicative Selling Price** \$1,200,000 - \$1,320,000 **Median House Price** June quarter 2017: \$1,500,000



Rooms:

Property Type: House Land Size: 676 sqm approx

**Agent Comments** 

# Comparable Properties



12 Westwood Dr BULLEEN 3105 (REI)

Method: Auction Sale



Price: \$1,320,000

Date: 03/06/2017

Rooms: -

Property Type: House (Res) Land Size: 902 sqm approx

60 High St DONCASTER 3108 (REI)





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)





Price: \$1,288,000 Method: Private Sale Date: 19/08/2017

Rooms: -

Property Type: House (Res)

**Agent Comments** 

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