

Michael Steenhuis (03) 9842 8888 0400 499 601 msteenhuis@barryplant.com.au

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	y offered	for sale
-----------------	-----------	----------

Address	3/28 Roger Street, Doncaster East Vic 3109
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$750,000	&	\$820,000
			l

#### Median sale price

Median price	\$922,500	Hou	ıse	Unit	Х	\$	Suburb	Doncaster East
Period - From	01/07/2017	to	30/09/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	18b Churchill St DONCASTER EAST 3109	\$816,000	22/07/2017
2	4/30 Fromhold Dr DONCASTER 3108	\$751,000	16/09/2017
3	3/30 Fromhold Dr DONCASTER 3108	\$750,000	05/08/2017

#### OR

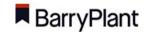
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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





Generated: 15/01/2018 15:18





**Indicative Selling Price** \$750,000 - \$820,000 **Median Unit Price** September quarter 2017: \$922,500





Rooms:

Property Type: Townhouse (Res)

**Agent Comments** 

## Comparable Properties



18b Churchill St DONCASTER EAST 3109

(REI/VG) **--** 3



Price: \$816,000 Method: Auction Sale Date: 22/07/2017

Rooms: 6

Property Type: Townhouse (Res)

**Agent Comments** 



4/30 Fromhold Dr DONCASTER 3108 (REI/VG) Agent Comments





Price: \$751,000 Method: Auction Sale Date: 16/09/2017

Rooms: -

Property Type: Townhouse (Res)



3/30 Fromhold Dr DONCASTER 3108 (REI/VG) Agent Comments

Price: \$750,000 Method: Auction Sale Date: 05/08/2017

Rooms: 5

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888





Generated: 15/01/2018 15:18