

Jason Stepanow 9842 8888 0405 159 650 jstepanow@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				
Address	142 Avr Street, Doncaster Vic 3108			

Address	142 Ayr Street, Doncaster Vic 3108
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$900,000	&	\$975,000
		J	i .

#### Median sale price

Median price	\$1,160,000	Hou	ise X	Unit		Suburb	Doncaster
Period - From	01/10/2018	to	31/12/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	85 Rose Av TEMPLESTOWE LOWER 3107	\$965,000	19/10/2018
2	167 High St DONCASTER 3108	\$945,500	13/10/2018
3	14 Glenfern Av DONCASTER 3108	\$900,000	20/11/2018

#### OR

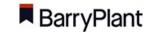
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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



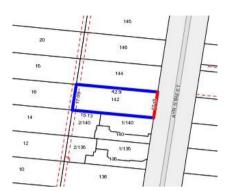


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**Indicative Selling Price** \$900,000 - \$975,000 **Median House Price** December quarter 2018: \$1,160,000



Rooms:

Property Type: House Land Size: 735 sqm approx

Agent Comments

## Comparable Properties



85 Rose Av TEMPLESTOWE LOWER 3107

(REI/VG) **-**3

Price: \$965,000 Method: Private Sale Date: 19/10/2018 Rooms: 5

Property Type: House Land Size: 718 sqm approx **Agent Comments** 



167 High St DONCASTER 3108 (REI/VG)



Price: \$945.500 Method: Auction Sale Date: 13/10/2018

Rooms: -

Property Type: House Land Size: 731 sqm approx **Agent Comments** 



14 Glenfern Av DONCASTER 3108 (REI/VG)

Price: \$900,000 Method: Private Sale Date: 20/11/2018

Rooms: 5

**=**3

Property Type: House Land Size: 683 sqm approx **Agent Comments** 

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