

Sam Kocuk (03) 9842 8888 0419 311 222 skocuk@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Including suburl	dress 20 Gedye So and code	20 Gedye Street, Doncaster East Vic 3109						
Indicative selling price								
For the meaning of	f this price see co	nsumer.vic.gov.au/เ	underquoting					
Range between	\$850,000	&	\$935,000					

Median sale price

Median price	\$1,055,000	Hou	ıse X	Unit			Suburb	Doncaster East
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.

Add	dress of comparable property	Price	Date of sale
1	32 Tristania St DONCASTER EAST 3109	\$928,000	27/11/2018
2	49 Eram Rd BOX HILL NORTH 3129	\$896,000	24/10/2018
3	5 Fairlane Ct BLACKBURN NORTH 3130	\$850,000	01/12/2018

OR

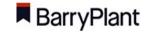
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant | P: 03 9842 8888





Generated: 21/01/2019 15:15



Sam Kocuk (03) 9842 8888 0419 311 222 skocuk@barryplant.com.au

\$850,000 - \$935,000 **Median House Price**

Indicative Selling Price

December quarter 2018: \$1,055,000



Rooms:

Property Type: House Land Size: 724 sqm approx

Agent Comments

Comparable Properties



32 Tristania St DONCASTER EAST 3109 (REI)

Price: \$928,000

Method: Private Sale Date: 27/11/2018

Rooms: -

Property Type: House Land Size: 726 sqm approx



=3

Price: \$896.000 Method: Sold Before Auction

Date: 24/10/2018 Rooms: 5

Property Type: House (Res) Land Size: 583 sqm approx

5 Fairlane Ct BLACKBURN NORTH 3130 (REI)

Price: \$850,000 Method: Auction Sale Date: 01/12/2018

Rooms: -

Property Type: House (Res) Land Size: 535 sqm approx

Account - Barry Plant | P: 03 9842 8888





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 21/01/2019 15:15

Agent Comments

Agent Comments

Agent Comments