

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 Including suburb and postcode

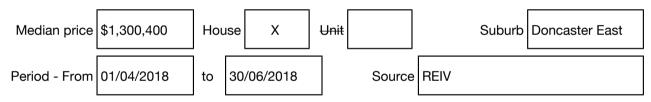
11 Thomas Street, Doncaster East Vic 3109 d e

Indicative selling price

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

 Range between
 \$1,100,000
 &
 \$1,200,000

Median sale price



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	13 Lantana St DONCASTER EAST 3109	\$1,199,888	26/03/2018
2	34 Mckenzie St DONCASTER EAST 3109	\$1,180,000	21/03/2018
3	2 Astelot Dr DONVALE 3111	\$1,115,000	31/05/2018

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: 07/08/2018 11:51

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.



propertydata

11 Thomas Street, Doncaster East Vic 3109

BarryPlant





Rooms: Property Type: House Land Size: 652 approx. sqm approx Agent Comments Jason Stepanow 9842 8888 0405 159 650 jstepanow@barryplant.com.au

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price June quarter 2018: \$1,300,400

Comparable Properties

13 Lantana St DONCASTER EAST 3109 (VG) 4 2 2 2 2 2 2 2 2 2	Agent Comments
34 Mckenzie St DONCASTER EAST 3109 (REI) 3 2 2 1 Price: \$1,180,000 Method: Private Sale Date: 21/03/2018 Rooms: - Property Type: House (Res) Land Size: 654 sqm approx	Agent Comments
2 Astelot Dr DONVALE 3111 (REI) 4 2 2 2 Price: \$1,115,000 Method: Private Sale Date: 31/05/2018 Rooms: - Property Type: House Land Size: 651 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9842 8888

Generated: 07/08/2018 11:51

REIV Spropertydata

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.