

George Pangalos 03 9842 8888 0430 060 123 gpangalos@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offere	a for sale						
Including subur		yr Stre	eet, D	oncaster Vi	c 3108		
Indicative sellir	ng price						
For the meaning o	of this price see	cons	umer	.vic.gov.au/	underquoting		
Range between	\$900,000			&	\$990,000		
Median sale pr	ice						
Median price	\$742,000		Unit	Х	Su	uburb Doncaster	
Period - From	01/01/2017	to	31/03	3/2017	Source	REIV	

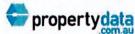
Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
3/3 Ada St DONCASTER 3108	\$980,000	01/05/2017
1/16 Carrathool St BULLEEN 3105	\$948,000	19/12/2016
4/62-64 Manningham Rd BULLEEN 3105	\$910,000	04/05/2017



Account - Barry Plant | P: 03 9842 8888



■ BarryPlant

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Indicative Selling Price \$900,000 - \$990,000 Median Unit Price March quarter 2017: \$742,000



4 🗀 3 🗲

Rooms:

Property Type: Town House Land Size: 403.517 sqm Agent Comments

Comparable Properties

3/3 Ada St DONCASTER 3108 (REI)

3 = 2

Price: \$980,000 Method: Private Sale Date: 01/05/2017 Rooms: 6

Property Type: Townhouse (Res)

Land Size: 183 sqm

Agent Comments



1/16 Carrathool St BULLEEN 3105 (REI/VG)

1

3

6

Price: \$948,000 Method: Private Sale Date: 19/12/2016

Rooms: 6

4

Property Type: Townhouse (Single)

Agent Comments

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4/62-64 Manningham Rd BULLEEN 3105 (REI)

Price: \$910.000

Method: Sold Before Auction

Date: 04/05/2017 Rooms: 8

Property Type: Townhouse (Res)

Land Size: 190 sqm

Generated: 24/05/2017 17:12



