

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

2/4 Paul Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$579,000

House

Unit

X

Suburb

Doncaster

Period - From 01/10/2017

to

31/12/2017

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.

	Address of comparable property	Price	Date of sale
1	2/12 Malcolm Cr DONCASTER 3108	\$635,000	09/12/2017
2	83 Tram Rd DONCASTER 3108	\$635,000	19/12/2017
3	2/1 Angus Gr DONCASTER 3108	\$612,500	09/12/2017

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.

Jason Stepanow

9842 8888

0405 159 650

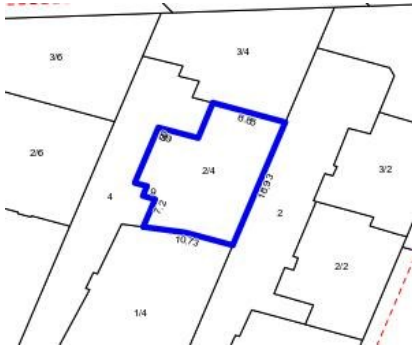
jstepanow@barryplant.com.au

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

December quarter 2017: \$579,000



Rooms:

Property Type: Strata Unit/Flat

Land Size: 222 approx. sqm

approx

Agent Comments

Comparable Properties



2/12 Malcolm Cr DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$635,000

Method: Auction Sale

Date: 09/12/2017

Rooms: 4

Property Type: Unit

Land Size: 172 sqm approx



83 Tram Rd DONCASTER 3108 (VG)

Agent Comments



Price: \$635,000

Method: Sale

Date: 19/12/2017

Rooms: -

Property Type: Strata Unit/Flat



2/1 Angus Gr DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$612,500

Method: Auction Sale

Date: 09/12/2017

Rooms: -

Property Type: Unit

Land Size: 220 sqm approx