

Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@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	48 Newlands Crescent, Doncaster East Vic 3109
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,190,000	&	\$1,309,000

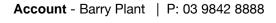
#### Median sale price

Median price \$1,210,00	0 Ho	ouse X	Su	burb Doncaster East
Period - From 01/01/201	7 to 3	31/03/2017	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.

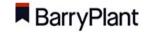
Address of comparable property	Price	Date of sale
9 Glenmanor CI TEMPLESTOWE 3106	\$1,301,000	25/02/2017
13 Hillcrest Ct DONVALE 3111	\$1,300,000	01/04/2017
12 Deep Creek Dr DONCASTER EAST 3109	\$1,240,000	29/04/2017







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**Indicative Selling Price** \$1,190,000 - \$1,309,000 **Median House Price** March quarter 2017: \$1,210,000



Rooms:

Property Type: House Land Size: 810 sqm approx

**Agent Comments** 

## Comparable Properties



9 Glenmanor CI TEMPLESTOWE 3106 (REI)





Price: \$1,301,000 Method: Auction Sale Date: 25/02/2017 Rooms: 9

Property Type: House (Res) Land Size: 786 sqm approx

**Agent Comments** 



13 Hillcrest Ct DONVALE 3111 (REI)





Price: \$1,300,000 Method: Auction Sale Date: 01/04/2017

Rooms: 8

Property Type: House (Res) Land Size: 725 sqm approx

Agent Comments



12 Deep Creek Dr DONCASTER EAST 3109

(REI)





Price: \$1,240,000 Method: Auction Sale Date: 29/04/2017 Rooms: 9

Property Type: House (Res) Land Size: 785 sqm approx

**Agent Comments** 

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