

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

Propert ^o	y offered	for s	ale
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Address Including suburb and postcode	142 Ayr Street, Doncaster Vic 3108

Indicative selling price

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

Single price \$975,000

Median sale price

Median price	\$1,366,000	Hou	ise X	Unit		Suburb	Doncaster
Period - From	01/10/2017	to	30/09/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	24 Philip Av DONCASTER 3108	\$990,000	08/12/2018
2	46 Millicent Av BULLEEN 3105	\$980,000	02/11/2018
3	85 Rose Av TEMPLESTOWE LOWER 3107	\$965,000	19/10/2018

OR

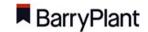
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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> **Indicative Selling Price** \$975,000 **Median House Price**

Year ending September 2018: \$1,366,000

Rooms:

Property Type: House (Res) Land Size: 734 sqm approx

Agent Comments



Comparable Properties



Price: \$990,000 Method: Auction Sale Date: 08/12/2018

Rooms: -

Property Type: House (Res) Land Size: 863 sqm approx

Agent Comments







Price: \$980.000 Method: Private Sale Date: 02/11/2018 Rooms: -

Property Type: House

Land Size: 673 sqm approx

Agent Comments



85 Rose Av TEMPLESTOWE LOWER 3107

(REI)

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Price: \$965,000 Method: Private Sale Date: 19/10/2018

Rooms: 5

Property Type: House Land Size: 718 sqm approx **Agent Comments**

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