

## 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

142 Ayr Street, Doncaster Vic 3108

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$975,000

#### Median sale price

Median price \$1,366,000

House

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.

	Address 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.

Jason Stepanow  
9842 8888  
0405 159 650  
jstepanow@barryplant.com.au

**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



**24 Philip Av DONCASTER 3108 (REI)**

**Agent Comments**



**Price:** \$990,000  
**Method:** Auction Sale  
**Date:** 08/12/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 863 sqm approx



**46 Millicent Av BULLEEN 3105 (REI)**

**Agent Comments**



**Price:** \$980,000  
**Method:** Private Sale  
**Date:** 02/11/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 673 sqm approx



**85 Rose Av TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**



**Price:** \$965,000  
**Method:** Private Sale  
**Date:** 19/10/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 718 sqm approx