

Spiro Drossos 03 9842 8888 0425 709 479 sdrossos@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	offered	for	sale
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Address	101 Landscape Drive, 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	\$1,300,000	&	\$1,430,000

Median sale price

Median price	\$1,441,000	Hou	ıse X	Unit		Suburb	Doncaster East
Period - From	01/04/2017	to	30/06/2017		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

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1	23 Lambert PI DONCASTER EAST 3109	\$1,400,000	17/06/2017
2	66 Tidcombe Cr DONCASTER EAST 3109	\$1,363,000	06/05/2017
3	13 Hillcrest Ct DONVALE 3111	\$1,300,000	01/04/2017

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.

Account - Barry Plant | P: 03 9842 8888

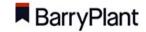




Price

Date of sale

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Indicative Selling Price \$1,300,000 - \$1,430,000 **Median House Price** June quarter 2017: \$1,441,000





Rooms:

Property Type: House (Res) Land Size: 685 sqm approx

Agent Comments

Comparable Properties



23 Lambert PI DONCASTER EAST 3109 (REI)



Price: \$1,400,000 Method: Auction Sale Date: 17/06/2017 Rooms: 10

Property Type: House (Res) Land Size: 652 sqm approx



66 Tidcombe Cr DONCASTER EAST 3109

(REI)





Price: \$1,363,000 Method: Private Sale Date: 06/05/2017 Rooms: 9

Property Type: House (Res) Land Size: 696 sqm approx



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

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Agent Comments

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