

Jim Kapsalis 03 9842 8888 0488 837 653 jkapsalis@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 Including suburb and	5/6 Thiele Street, Doncaster Vic 3108
postcode	

#### Indicative selling price

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

Range between	\$600,000	&	\$660,000

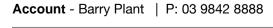
#### Median sale price

Median price \$	742,000		Unit X	Su	ıburb	Doncaster
Period - From 0	1/01/2017	to	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.

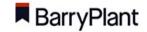
Address of comparable property	Price	Date of sale
7/40-48 Tram Rd DONCASTER 3104	\$655,000	29/04/2017
7/7-11 Darcy St DONCASTER 3108	\$645,000	25/02/2017
4/63 Leeds St DONCASTER EAST 3109	\$620,000	25/02/2017







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Indicative Selling Price \$600,000 - \$660,000 Median Unit Price March quarter 2017: \$742,000



**Agent Comments** 



# Comparable Properties



7/40-48 Tram Rd DONCASTER 3104 (REI)

2



**6** 

Price: \$655,000 Method: Auction Sale Date: 29/04/2017 Rooms: -

Property Type: Unit

**Agent Comments** 



7/7-11 Darcy St DONCASTER 3108 (REI)

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Price: \$645,000 Method: Auction Sale Date: 25/02/2017 Rooms: 6

Property Type: Unit

**Agent Comments** 



4/63 Leeds St DONCASTER EAST 3109







Price: \$620,000 Method: Auction Sale Date: 25/02/2017 Rooms: 5

Property Type: Unit

Agent Comments

**Account** - Barry Plant | P: 03 9842 8888





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