

Ericka Wong 03 9842 8888 0411 472 849 ewong@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	12 Colchester 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	\$1,550,000	&	\$1,650,000

Median sale price

Median price	\$1,441,000	Hou	ise 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

1	20 Pine Way DONCASTER EAST 3109	\$1,630,000	08/03/2017
2	24 Andersons Creek Rd DONCASTER EAST 3109	\$1,600,000	17/06/2017
3	9 Gemini CI DONCASTER EAST 3109	\$1,570,000	08/04/2017

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

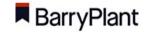




Price

Date of sale

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Indicative Selling Price \$1,550,000 - \$1,650,000 **Median House Price** June quarter 2017: \$1,441,000



Rooms:

Property Type: House Land Size: 822 sqm approx

Agent Comments

Comparable Properties



20 Pine Way DONCASTER EAST 3109 (REI)





Price: \$1,630,000 Method: Private Sale Date: 08/03/2017 Rooms: 7

Property Type: House Land Size: 883 sqm approx **Agent Comments**



24 Andersons Creek Rd DONCASTER EAST

3109 (REI)





Price: \$1,600,000 Method: Auction Sale Date: 17/06/2017

Rooms: 9

Property Type: House (Res) Land Size: 753 sqm approx

Agent Comments



9 Gemini CI DONCASTER EAST 3109 (REI)

-5





Agent Comments

Price: \$1,570,000 Method: Auction Sale Date: 08/04/2017 Rooms: -

Property Type: House (Res) Land Size: 756 sqm approx

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