

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 65 Winston Drive, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,400,000 & \$1,540,000

Median sale price

Median price \$1,500,000 House X Unit Suburb Doncaster

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	Price	Date of sale
1	43 Bordeaux St DONCASTER 3108	\$1,495,000	05/05/2017
2	17 Botanic Dr DONCASTER 3108	\$1,480,000	01/06/2017
3	35 Corella St DONCASTER 3108	\$1,418,888	24/03/2017

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.

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Indicative Selling Price
\$1,400,000 - \$1,540,000
Median House Price
June quarter 2017: \$1,500,000



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 742 sqm approx
Agent Comments

Comparable Properties

43 Bordeaux St DONCASTER 3108 (VG)

Agent Comments



Price: \$1,495,000
Method: Sale
Date: 05/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 659 sqm approx



17 Botanic Dr DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,480,000
Method: Private Sale
Date: 01/06/2017
Rooms: -
Property Type: House
Land Size: 662 sqm approx



35 Corella St DONCASTER 3108 (VG)

Agent Comments



Price: \$1,418,888
Method: Sale
Date: 24/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 653 sqm approx