

Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

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	14 Morello Circle, 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	\$1,120,000	&	\$1,232,000
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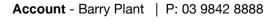
Median sale price

Median price	\$929,000		Unit X	Su	burb Doncaster East
Period - From	01/01/2017	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.

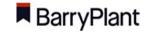
Address of comparable property	Price	Date of sale
1/9 Amelia Cr DONCASTER EAST 3109	\$1,226,000	27/05/2017
2/16 Maxia Rd DONCASTER EAST 3109	\$1,220,000	08/04/2017
17a Avocet St DONCASTER EAST 3109	\$1,180,000	10/04/2017







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Indicative Selling Price \$1,120,000 - \$1,232,000 **Median Unit Price** March quarter 2017: \$929,000



Property Type: Townhouse Land Size: 253 sqm approx

Agent Comments

Comparable Properties



1/9 Amelia Cr DONCASTER EAST 3109 (REI)

Price: \$1,226,000 Method: Auction Sale

Date: 27/05/2017 Rooms: 5

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Property Type: Townhouse (Res) Land Size: 249 sqm approx

2/16 Maxia Rd DONCASTER EAST 3109 (REI/VG)

Price: \$1,220,000 Method: Auction Sale Date: 08/04/2017 Rooms: 7

Property Type: Townhouse (Res) Land Size: 400 sqm approx

Agent Comments

Agent Comments

Agent Comments



17a Avocet St DONCASTER EAST 3109 (REI)

Price: \$1,180,000 Method: Private Sale Date: 10/04/2017

Rooms: 6

Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9842 8888





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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