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

145 Ayr Street, Doncaster Vic 3108

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,350,000		&		\$1,450,000			
Median sale p	rice							
Median price	\$1,595,000	Pro	operty Type	Hou	se		Suburb	Doncaster
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	63 Harold St BULLEEN 3105	\$1,410,000	11/05/2023
2	104 Ayr St DONCASTER 3108	\$1,400,000	25/03/2023
3	41 Burgundy Dr DONCASTER 3108	\$1,260,000	26/08/2023

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.

This Statement of Information was prepared on:

20/09/2023 15:54





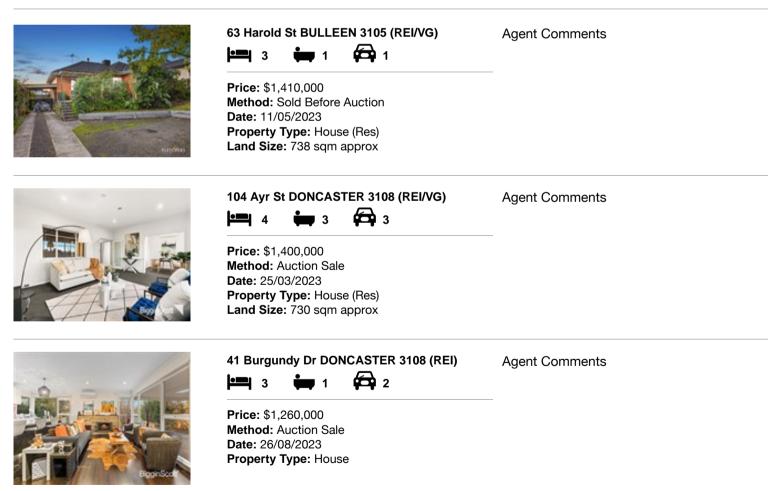




Property Type: House **Land Size:** 647 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price June quarter 2023: \$1,595,000

Comparable Properties



Account - Barry Plant | P: 03 9842 8888



propertydata

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