

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000 & \$1,450,000

### Median sale price

Median price \$1,595,000 Property Type House Suburb Doncaster

Period - From 01/04/2023 to 30/06/2023 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	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

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



 3    2    1

**Property Type:** House

**Land Size:** 647 sqm approx

Agent Comments

## Comparable Properties



**63 Harold St BULLEEN 3105 (REI/VG)**

Agent Comments

 3    1    1

**Price:** \$1,410,000

**Method:** Sold Before Auction

**Date:** 11/05/2023

**Property Type:** House (Res)

**Land Size:** 738 sqm approx



**104 Ayr St DONCASTER 3108 (REI/VG)**

Agent Comments

 4    3    3

**Price:** \$1,400,000

**Method:** Auction Sale

**Date:** 25/03/2023

**Property Type:** House (Res)

**Land Size:** 730 sqm approx



**41 Burgundy Dr DONCASTER 3108 (REI)**

Agent Comments

 3    1    2

**Price:** \$1,260,000

**Method:** Auction Sale

**Date:** 26/08/2023

**Property Type:** House

Account - Barry Plant | P: 03 9842 8888