

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

2 Outhwaite Avenue, Doncaster Vic 3108

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$717,500 Property Type Unit Suburb Doncaster

Period - From 01/10/2023 to 31/12/2023 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	2/120 High St DONCASTER 3108	\$780,000	19/09/2023
2	2/498 Doncaster Rd DONCASTER 3108	\$686,500	02/12/2023
3	1/102-106 Thompsons Rd BULLEEN 3105	\$680,000	28/10/2023

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:

13/02/2024 09:11

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Indicative Selling Price

\$690,000 - \$750,000

Median Unit Price

December quarter 2023: \$717,500



 2  1  0

Property Type: Unit

Land Size: 234 sqm approx

Agent Comments

Comparable Properties



2/120 High St DONCASTER 3108 (REI)

Agent Comments

 2  1  1

Price: \$780,000

Method: Private Sale

Date: 19/09/2023

Property Type: Unit

Land Size: 132 sqm approx



2/498 Doncaster Rd DONCASTER 3108 (REI)

Agent Comments

 2  1  1

Price: \$686,500

Method: Auction Sale

Date: 02/12/2023

Property Type: Unit

Land Size: 247 sqm approx



1/102-106 Thompsons Rd BULLEEN 3105 (REI)

Agent Comments

 2  1  2

Price: \$680,000

Method: Auction Sale

Date: 28/10/2023

Property Type: Unit

Land Size: 224 sqm approx

Account - Barry Plant | P: 03 9842 8888