Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2 Outhwaite Avenue, Doncaster Vic 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$690,000		&		\$750,000					
Median sale p	rice									
Median price	\$717,500	Pro	operty Type	Unit			Suburb	Doncaster		
Period - From	01/10/2023	to	31/12/2023		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.

Ad	dress 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



2 Outhwaite Avenue, Doncaster Vic 3108

BARRYPLANT

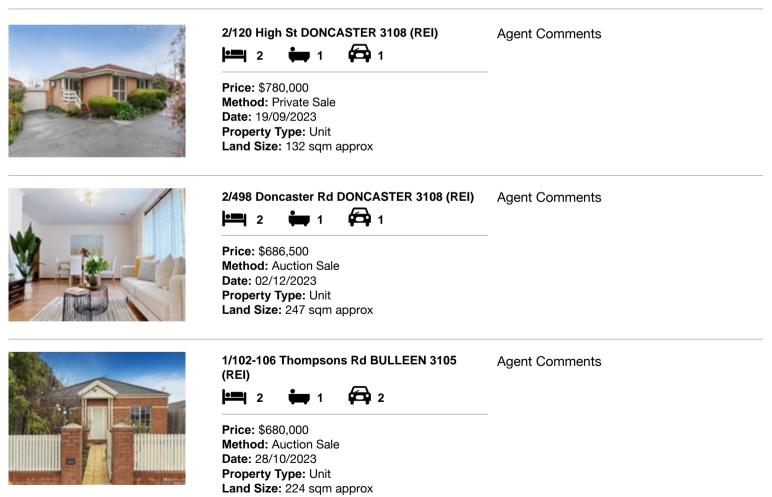




Property Type: Unit Land Size: 234 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$690,000 - \$750,000 Median Unit Price December quarter 2023: \$717,500

Comparable Properties



Account - Barry Plant | P: 03 9842 8888





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