## 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

13 Kara Street, Doncaster East Vic 3109

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,270,000		&		\$1,370,000			
Median sale p	rice							
Median price	\$1,535,500	Pro	operty Type	Hou	se		Suburb	Doncaster East
Period - From	01/01/2022	to	31/03/2022		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.

Ade	dress of comparable property	Price	Date of sale
1	62 Blackburn Rd DONCASTER EAST 3109	\$1,355,000	26/02/2022
2	1 Whalley Ct DONCASTER EAST 3109	\$1,355,000	24/12/2021
3	3 Libere Ct DONCASTER 3108	\$1,325,000	11/12/2021

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:

27/04/2022 10:11







Rooms: 6 Property Type: House Land Size: 747 sqm approx Agent Comments Indicative Selling Price \$1,270,000 - \$1,370,000 Median House Price March quarter 2022: \$1,535,500

# **Comparable Properties**





62 Blackburn Rd DONCASTER EAST 3109 (REI) 4 
2 
6 -

Price: \$1,355,000 Method: Auction Sale Date: 26/02/2022 Property Type: House (Res) Land Size: 720 sqm approx

1 Whalley Ct DONCASTER EAST 3109 (REI)

Agent Comments

Agent Comments



Price: \$1,355,000 Method: Private Sale Date: 24/12/2021 Property Type: House Land Size: 825 sqm approx

3 Libere Ct DONCASTER 3108 (REI/VG)



Agent Comments



Price: \$1,325,000 Method: Auction Sale Date: 11/12/2021 Property Type: House (Res) Land Size: 833 sqm approx

#### Account - Harcourts Box Hill TSL | P: 03 98889966



property data

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