

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

Range between \$1,270,000

&

\$1,370,000

### Median sale price

Median price \$1,535,500

Property Type House

Suburb Doncaster East

Period - From 01/01/2022

to

31/03/2022

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	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:

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**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)**

Agent Comments



**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



**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