## 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 36 Kiewa Street, Doncaster Vic 3108

#### Indicative selling price

For the meaning	of this price see	e con	sumer.vic.gc	v.au	/underquot	ting		
Single pric	e \$1,200,000							
Median sale p	rice							
Median price	\$1,505,000	Pro	operty Type	Ηοι	ise		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.

Add	dress of comparable property	Price	Date of sale
1	18 Larkspur Av DONCASTER 3108	\$1,230,000	17/02/2024
2	7 Rubicon Cr DONCASTER 3108	\$1,225,000	21/03/2024
3	64 Wetherby Rd DONCASTER 3108	\$1,105,000	16/03/2024

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:

06/04/2024 13:08



### BARRYPLANT

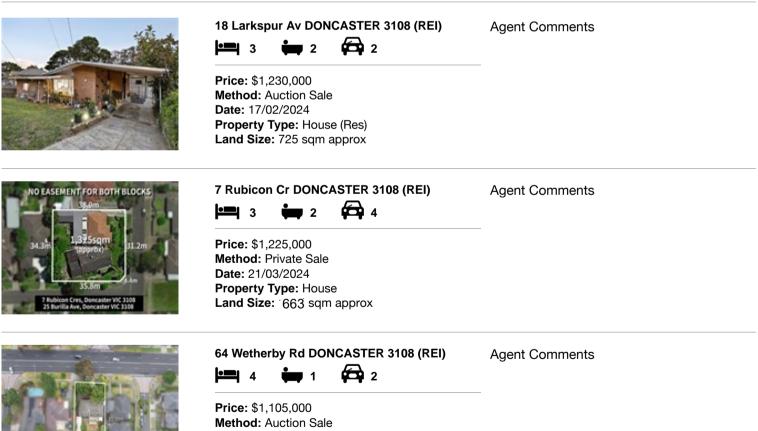




Property Type: House Land Size: 868 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,200,000 Median House Price December quarter 2023: \$1,505,000

# **Comparable Properties**



Method: Auction Sale Date: 16/03/2024 Property Type: House Land Size: 694 sqm approx

#### Account - Barry Plant | P: 03 9842 8888



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