

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

21 Lawford Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,505,000

Property Type House

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	9 Robyn St DONCASTER 3108	\$1,670,000	14/03/2024
2	54 Stanton St DONCASTER 3108	\$1,814,000	16/03/2024
3	12 Moselle Ct DONCASTER 3108	\$1,505,000	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:

21/03/2024 09:30

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Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

December quarter 2023: \$1,505,000



 6  4  2

Property Type: House

Land Size: 677 sqm approx

Agent Comments

Comparable Properties

9 Robyn St DONCASTER 3108 (REI)

Agent Comments

 5  2  2

Price: \$1,670,000

Method:

Date: 14/03/2024

Property Type: House



54 Stanton St DONCASTER 3108 (REI)

Agent Comments

 5  2  2

Price: \$1,814,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)

Land Size: 741 sqm approx



12 Moselle Ct DONCASTER 3108 (REI)

Agent Comments

 5  2  2

Price: \$1,505,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

Land Size: 659 sqm approx

Account - Barry Plant | P: 03 9842 8888