

# 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

20 Barbara 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

\$1,250,000

&

\$1,350,000

### Median sale price

Median price

\$1,550,000

Property Type

House

Suburb

Doncaster East

Period - From

01/07/2021

to

30/06/2022

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 | 12 Lionel St DONCASTER EAST 3109 | \$1,448,000 | 01/07/2022   |
| 2 | 4 Raven St DONCASTER EAST 3109   | \$1,435,000 | 06/10/2022   |
| 3 | 15 Daly St DONCASTER EAST 3109   | \$1,390,000 | 01/10/2022   |

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:

13/10/2022 15:25



3 1 0

**Rooms:** 6

**Property Type:** House

**Land Size:** 675.688 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median House Price**

Year ending June 2022: \$1,550,000

## Comparable Properties



**12 Lionel St DONCASTER EAST 3109 (REI/VG)** **Agent Comments**

3 1 1

**Price:** \$1,448,000

**Method:** Sold Before Auction

**Date:** 01/07/2022

**Property Type:** House (Res)

**Land Size:** 772 sqm approx



**4 Raven St DONCASTER EAST 3109 (REI)** **Agent Comments**

4 1 1

**Price:** \$1,435,000

**Method:** Private Sale

**Date:** 06/10/2022

**Property Type:** House

**Land Size:** 714 sqm approx



**15 Daly St DONCASTER EAST 3109 (REI)** **Agent Comments**

3 1 2

**Price:** \$1,390,000

**Method:** Auction Sale

**Date:** 01/10/2022

**Property Type:** House (Res)

**Land Size:** 772 sqm approx

**Account - RT Edgar Boroondara** | P: 03 8888 2000 | F: 03 8888 2088