Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

26 Carawatha Road, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,100,000	&	\$1,190,000
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Median sale price

Median price	\$1,340,000	Pro	perty Type	House		Suburb	Doncaster
Period - From	01/10/2020	to	31/12/2020		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

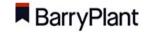
1	28 Boyd St DONCASTER 3108	\$1,185,000	28/11/2020
2	11 Arthur St DONCASTER 3108	\$1,170,000	10/12/2020
3	3 Philip Av DONCASTER 3108	\$1,100,000	17/11/2020

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:	07/04/2021 10:58





Mark Di Giulio 9842 8888 0407 863 179

\$1,100,000 - \$1,190,000 **Median House Price**

mdigiulio@barryplant.com.au **Indicative Selling Price**

December quarter 2020: \$1,340,000



Property Type: House Land Size: 739 sqm approx

Agent Comments

Comparable Properties



28 Boyd St DONCASTER 3108 (REI)

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Price: \$1,185,000 Method: Auction Sale Date: 28/11/2020

Property Type: House (Res) Land Size: 640 sqm approx

Agent Comments



11 Arthur St DONCASTER 3108 (REI)



Price: \$1,170,000 Method: Private Sale Date: 10/12/2020 Property Type: House Land Size: 729 sqm approx Agent Comments



3 Philip Av DONCASTER 3108 (REI)





Price: \$1,100,000 Method: Private Sale Date: 17/11/2020

Property Type: House (Res) Land Size: 651 sqm approx Agent Comments

Account - Barry Plant | P: 03 9842 8888



