

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

12 Walker Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,505,000

Property Type House

Suburb Doncaster

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	35 Windella Qdmt DONCASTER 3108	\$1,345,000	28/05/2022
2	13 Old Orchard Way DONCASTER 3108	\$1,400,000	25/03/2022
3	7 Teak Ct DONCASTER 3108	\$1,300,000	05/03/2022

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:

14/07/2022 17:14

Todd Lucas
03 9842 8888
0401 941 210
tlucas@barryplant.com.au

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

March quarter 2022: \$1,505,000



 3  2  3

Property Type: House

Land Size: 728 sqm approx

Agent Comments

Comparable Properties



35 Windella Qdrnt DONCASTER 3108 (REI)

Agent Comments

 3  2  2

Price: \$1,345,000

Method: Auction Sale

Date: 28/05/2022

Property Type: House (Res)

Land Size: 667 sqm approx



13 Old Orchard Way DONCASTER 3108 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,400,000

Method: Sold Before Auction

Date: 25/03/2022

Property Type: House (Res)

Land Size: 649 sqm approx



7 Teak Ct DONCASTER 3108 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,300,000

Method: Auction Sale

Date: 05/03/2022

Property Type: House (Res)

Land Size: 708 sqm approx