

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	1/13 Baratta Street, Doncaster East Vic 3109
Including suburb and	
postcode	

Indicative selling price

Property offered for sale

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

Range between	\$1,000,000	&	\$1,100,000

Median sale price

Median price	\$860,500	Hou	se	Unit	Х		Suburb	Doncaster East
Period - From	01/04/2017	to	30/06/2017		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		
2		
3		

OR

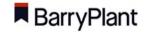
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant | P: 03 9842 8888





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Rooms:

Property Type: Townhouse

(Single)

Agent Comments

Indicative Selling Price \$1,000,000 - \$1,100,000 Median Unit Price June quarter 2017: \$860,500

Comparable Properties



1/4 Lilac Ct BLACKBURN NORTH 3130 (REI)

1 3 **1** − 2

2

Price: \$1,050,000 **Method:** Private Sale **Date:** 09/05/2017

Rooms: 5

Property Type: Townhouse (Res)

Agent Comments

Agent Comments



6/4-6 Roger St DONCASTER EAST 3109 (REI)

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Price: \$1,021,000 **Method:** Auction Sale **Date:** 08/04/2017

Rooms: -

Property Type: Townhouse (Res) **Land Size:** 295 sqm approx

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