

## 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	1/13 Baratta Street, Doncaster East Vic 3109
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

Median price	\$860,500	House		Unit	X	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.



 3  - 

**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)**

Agent Comments

 3  2  2

**Price:** \$1,050,000

**Method:** Private Sale

**Date:** 09/05/2017

**Rooms:** 5

**Property Type:** Townhouse (Res)



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

Agent Comments

 3  2  2

**Price:** \$1,021,000

**Method:** Auction Sale

**Date:** 08/04/2017

**Rooms:** -

**Property Type:** Townhouse (Res)

**Land Size:** 295 sqm approx

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.