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 Kara Street, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,590,000		&		\$1,630,000				
Median sale price									
Median price	\$1,615,400	Pro	operty Type	Hou	ise		Suburb	Doncaster East	
Period - From	01/10/2023	to	31/12/2023	;	So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	19 Canopus Dr DONCASTER EAST 3109	\$1,636,000	16/03/2024
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.

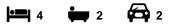
This Statement of Information was prepared on:

21/03/2024 16:09



RT Edgar





Property Type: House (Res) Agent Comments Indicative Selling Price \$1,590,000 - \$1,630,000 Median House Price December quarter 2023: \$1,615,400

Comparable Properties



19 Canopus Dr DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,636,000 Method: Auction Sale Date: 16/03/2024 Property Type: House (Res)

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

propertydata



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