

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

7 Barrabool Street Doncaster East VIC 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,454,500

Property type

House

Suburb

Doncaster East

Period-from

01 Feb 2021

to

31 Jan 2022

Source

Corelogic

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 6 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

3 Kerry Close Doncaster East VIC 3109	\$1,325,000	27-Nov-21
10 Old Orchard Way Doncaster VIC 3108	\$1,325,000	01-Dec-21
3 Libere Court Doncaster VIC 3108	\$1,325,000	11-Dec-21

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 6 months.~~

This Statement of Information was prepared on: 03 February 2022



3 Kerry Close Doncaster East VIC 3109

Sold Price

\$1,325,000

Sold Date

27-Nov-21



4



2



2

Distance

0.65km



10 Old Orchard Way Doncaster VIC 3108

Sold Price

^{RS}

\$1,325,000

Sold Date

01-Dec-21



3



2



2

Distance

0.88km



3 Libere Court Doncaster VIC 3108

Sold Price

^{RS}

\$1,325,000

^{UN}

Sold Date

11-Dec-21



4



2



2

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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