

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

21 Baratta Street, Doncaster East Vic 3109

Indicative selling price

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

Single price

\$1,450,000

Median sale price

Median price

\$1,566,000

Property Type

House

Suburb

Doncaster East

Period - From

01/01/2023

to

31/03/2023

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	8 Barbara St DONCASTER EAST 3109	\$1,520,000	18/02/2023
2	9 Daly St DONCASTER EAST 3109	\$1,508,000	16/04/2023
3	1 Peter St DONCASTER EAST 3109	\$1,500,000	16/03/2023

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:

22/04/2023 13:47

21 Baratta Street, Doncaster East Vic 3109



first
national | Bill Schlink

Isaac Fakhri

03 9846 2111

0499 425 715

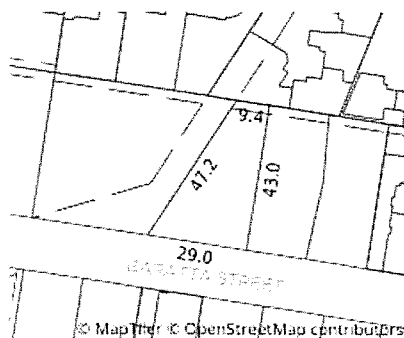
isaac@billschlink.com.au

Indicative Selling Price

\$1,450,000

Median House Price

March quarter 2023: \$1,566,000



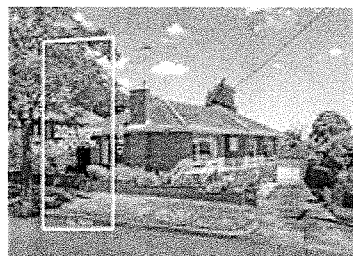
Property Type:

Divorce/Estate/Family Transfers

Land Size: 826 sqm approx

Agent Comments

Comparable Properties



8 Barbara St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,520,000

Method: Auction Sale

Date: 18/02/2023

Property Type: House (Res)

Land Size: 704 sqm approx



9 Daly St DONCASTER EAST 3109 (REI)

Agent Comments



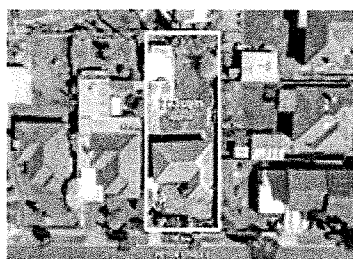
Price: \$1,508,000

Method: Private Sale

Date: 16/04/2023

Property Type: House

Land Size: 766 sqm approx



1 Peter St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,500,000

Method: Private Sale

Date: 16/03/2023

Property Type: House (Res)

Land Size: 773 sqm approx

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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