

# 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 Richard Street, Doncaster East Vic 3109
--

### Indicative selling price

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

Range between 

\$1,050,000
-------------

 & 

\$1,150,000
-------------

### Median sale price

Median price 

\$1,600,000
-------------

 Property Type 

House
-------

 Suburb 

Doncaster East
----------------

Period - From 

01/07/2024
------------

 to 

30/09/2024
------------

 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	9 Kendall St NUNAWADING 3131	\$1,025,000	07/12/2024
2	1 Lindsay Av NUNAWADING 3131	\$1,040,000	20/10/2024
3	1/23 Rialton Av BLACKBURN NORTH 3130	\$1,101,000	07/09/2024

**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: 

19/12/2024 17:35
------------------

Mark Di Giulio  
9842 8888  
0407 863 179

mdigiulio@barryplant.com.au

**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median House Price**

September quarter 2024: \$1,600,000



 3    1    2

**Property Type:** House

**Land Size:** 412 sqm approx

Agent Comments

## Comparable Properties



**9 Kendall St NUNAWADING 3131 (REI)**

Agent Comments

 3    1    2

**Price:** \$1,025,000

**Method:** Auction Sale

**Date:** 07/12/2024

**Property Type:** House (Res)

**Land Size:** 590 sqm approx



**1 Lindsay Av NUNAWADING 3131 (REI)**

Agent Comments

 3    2    3

**Price:** \$1,040,000

**Method:** Auction Sale

**Date:** 20/10/2024

**Property Type:** House (Res)



**1/23 Rialton Av BLACKBURN NORTH 3130 (REI)**

Agent Comments

 3    1    1

**Price:** \$1,101,000

**Method:** Auction Sale

**Date:** 07/09/2024

**Property Type:** House (Res)

**Land Size:** 373 sqm approx

Account - Barry Plant | P: 03 9842 8888