## 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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,050,000		&		\$1,150,000			
Median sale p	rice							
Median price	\$1,600,000	Pro	operty Type	Hou	se		Suburb	Doncaster East
Period - From	01/07/2024	to	30/09/2024		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress 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



### BARRYPLANT

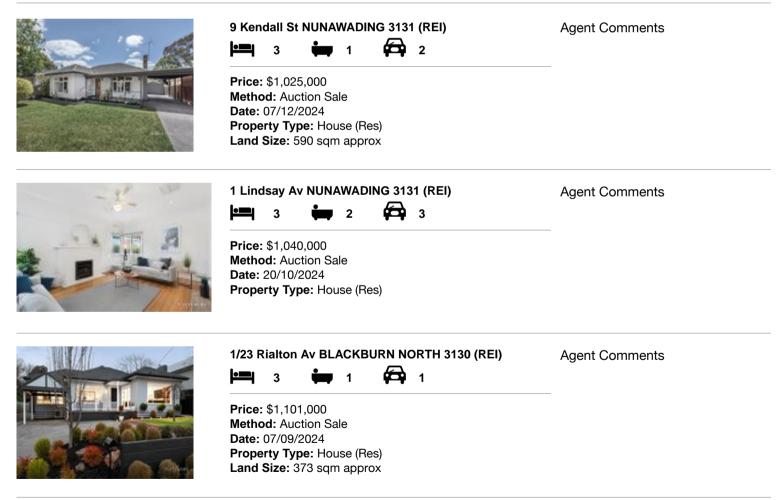




**Property Type:** House **Land Size:** 412 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price September quarter 2024: \$1,600,000

# Comparable Properties



#### Account - Barry Plant | P: 03 9842 8888



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