Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

| Address | 6 Nolan Close, Doncaster East Vic 3109 |
|----------------------|----------------------------------------|
| Including suburb and | |
| postcode | |
| | |

Indicative selling price

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

| Range between \$1,550,000 | & | \$1,650,000 |
|---------------------------|---|-------------|
|---------------------------|---|-------------|

Median sale price

| Median price | \$1,522,000 | Pro | perty Type | House | | Suburb | Doncaster East |
|---------------|-------------|-----|------------|-------|--------|--------|----------------|
| Period - From | 01/07/2021 | to | 30/09/2021 | | 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

| , | and the companion property | | Date of care |
|---|----------------------------------------|-------------|--------------|
| 1 | 5 Larnoo Dr DONCASTER EAST 3109 | \$1,650,000 | 26/06/2021 |
| 2 | 13 Catherine Av DONCASTER EAST 3109 | \$1,614,000 | 14/08/2021 |
| 3 | 54 Santa Rosa Blvd DONCASTER EAST 3109 | \$1,561,500 | 08/10/2021 |

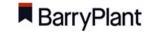
OR

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: | 11/11/2021 09:56 |
|------------------------------------------------|------------------|



Date of sale



Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price

September quarter 2021: \$1,522,000

33.3 CT NO AND C

Property Type: House Land Size: 704 sqm approx

Land Size: 704 sqm a Agent Comments

Comparable Properties



5 Larnoo Dr DONCASTER EAST 3109 (REI)

4





Price: \$1,650,000

Method: Sold Before Auction

Date: 26/06/2021

Property Type: House (Res) **Land Size:** 714 sqm approx

Agent Comments



13 Catherine Av DONCASTER EAST 3109

(REI)

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Price: \$1,614,000 **Method:** Auction Sale **Date:** 14/08/2021

Property Type: House (Res)

Agent Comments

Agent Comments



54 Santa Rosa Blvd DONCASTER EAST 3109

(REI)

-4





Price: \$1,561,500

Method: Sold Before Auction

Date: 08/10/2021

Property Type: House (Res) **Land Size:** 797 sqm approx

Account - Barry Plant | P: 03 9842 8888



