## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 1 Lara Court, Doncaster Vic 3108

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gov	v.au/underqu	uoting			
Single price	e \$1,498,000							
Median sale price								
Median price	\$1,565,000	Property Type House			Suburb	Doncaster		
Period - From	01/01/2024	to	31/03/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	6 Tiffany Ct DONCASTER 3108	\$1,600,000	20/04/2024
2	19 Glenfern Av DONCASTER 3108	\$1,500,000	23/05/2024
3	28 Rathmullen Qdrnt DONCASTER 3108	\$1,200,000	25/05/2024

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:

04/06/2024 11:14



1 Lara Court, Doncaster Vic 3108

### BARRYPLANT





**Property Type:** House **Land Size:** 756 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,498,000 Median House Price March quarter 2024: \$1,565,000

# **Comparable Properties**

6 Tiffany Ct DONCASTER 3108 (REI) 3 2 2 2 Price: \$1,600,000 Method: Sold Before Auction Date: 20/04/2024 Property Type: House (Res)	Agent Comments
19 Glenfern Av DONCASTER 3108 (REI) 4 2 2 2 Price: \$1,500,000 Method: Sold Before Auction Date: 23/05/2024 Property Type: House (Res) Land Size: 669 sqm approx	Agent Comments
28 Rathmullen Qdrnt DONCASTER 3108 (REI) 3 2 2 1 Price: \$1,200,000 Method: Auction Sale Date: 25/05/2024 Property Type: House (Res) Land Size: 739 sqm approx	Agent Comments

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



propertydata

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