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	115 Santa Rosa Boulevard, Doncaster East Vic 3109
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,480,000

Median sale price

Median price	\$1,535,500	Pro	perty Type	House		Suburb	Doncaster East
Period - From	01/01/2022	to	31/03/2022		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

1	27 Red Plum PI DONCASTER EAST 3109	\$1,536,000	19/02/2022
2	123 Landscape Dr DONCASTER EAST 3109	\$1,470,000	18/12/2021
3	15 Mckenzie St DONCASTER EAST 3109	\$1,470,000	09/11/2021

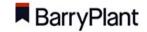
OR

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:	04/05/2022 09:46



Date of sale



Todd Lucas 03 9842 8888 0401 941 210 tlucas@barryplant.com.au

Indicative Selling Price \$1,480,000 **Median House Price**

March quarter 2022: \$1,535,500







Property Type: House (Res) Land Size: 792 sqm approx

Agent Comments

Comparable Properties



27 Red Plum PI DONCASTER EAST 3109 (REI) Agent Comments





Price: \$1,536,000 Method: Auction Sale Date: 19/02/2022

Property Type: House (Res) Land Size: 786 sqm approx



123 Landscape Dr DONCASTER EAST 3109

(REI/VG)





Price: \$1,470,000 Method: Auction Sale Date: 18/12/2021

Property Type: House (Res) Land Size: 820 sqm approx

Agent Comments

Agent Comments



15 Mckenzie St DONCASTER EAST 3109

(REI/VG)







Price: \$1,470,000 Method: Private Sale Date: 09/11/2021

Property Type: House (Res) Land Size: 674 sqm approx

Account - Barry Plant | P: 03 9842 8888



