

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

1/27 Baratta Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,650,000 Property Type House Suburb Doncaster East

Period - From 01/04/2023 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.

	Address of comparable property	Price	Date of sale
1	1/23 Churchill St DONCASTER EAST 3109	\$1,558,000	09/03/2024
2	2 Correa Ct DONCASTER EAST 3109	\$1,550,000	25/01/2024
3	23a Pine Way DONCASTER EAST 3109	\$1,482,000	12/04/2024

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:

28/05/2024 12:09

1/27 Baratta Street, Doncaster East Vic 3109

**Jellis
Craig**

Nicole Qiu

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Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

Year ending March 2024: \$1,650,000



4 3 2

Property Type: Townhouse

Agent Comments

Comparable Properties



1/23 Churchill St DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 3 2

Price: \$1,558,000

Method: Auction Sale

Date: 09/03/2024

Property Type: Townhouse (Res)



2 Correa Ct DONCASTER EAST 3109 (REI/VG) Agent Comments

4 3 2

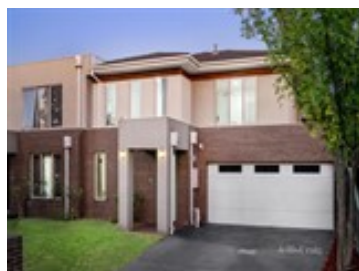
Price: \$1,550,000

Method: Sold Before Auction

Date: 25/01/2024

Property Type: Townhouse (Res)

Land Size: 323 sqm approx



23a Pine Way DONCASTER EAST 3109 (REI) Agent Comments

4 3 2

Price: \$1,482,000

Method: Sold Before Auction

Date: 12/04/2024

Property Type: House (Res)

Land Size: 303 sqm approx

Account - Jellis Craig | P: 03 8841 4888



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