

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 Lara Court, Doncaster Vic 3108

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

\$1,565,000

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.~~

	Address of comparable property	Price	Date of sale
1	8 Rhonda St DONCASTER 3108	\$1,556,000	07/10/2023
2	7 Ebon Ct DONCASTER 3108	\$1,462,000	08/12/2023
3	8 Somerville St DONCASTER 3108	\$1,401,888	15/01/2024

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:

18/04/2024 13:04

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Indicative Selling Price

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

Median House Price

March quarter 2024: \$1,565,000



 3  2  1

Property Type: House

Land Size: 756 sqm approx

Agent Comments

Comparable Properties



8 Rhonda St DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,556,000

Method: Auction Sale

Date: 07/10/2023

Property Type: House (Res)

Land Size: 652 sqm approx



7 Ebon Ct DONCASTER 3108 (REI)

Agent Comments

 3  2  2

Price: \$1,462,000

Method: Expression of Interest

Date: 08/12/2023

Property Type: House (Res)

Land Size: 634 sqm approx



8 Somerville St DONCASTER 3108 (REI)

Agent Comments

 3  2  2

Price: \$1,401,888

Method: Private Sale

Date: 15/01/2024

Property Type: House

Land Size: 693 sqm approx

Account - Barry Plant | P: 03 9842 8888