

# 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

16a Bareena Grove, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,400,000

### Median sale price

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

Period - From 01/01/2023 to 31/12/2023 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 Homebush Ct DONCASTER EAST 3109	\$1,435,000	08/12/2023
2	126a Beverley St DONCASTER EAST 3109	\$1,400,000	19/11/2023
3	2/5 Lowe Ct DONCASTER EAST 3109	\$1,351,000	27/09/2023

**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: 06/02/2024 10:30



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**Property Type:** House  
**Land Size:** 293 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,300,000 - \$1,400,000  
**Median House Price**  
Year ending December 2023: \$1,650,000

## Comparable Properties



**8 Homebush Ct DONCASTER EAST 3109 (REI)** **Agent Comments**

 4  3  2

**Price:** \$1,435,000  
**Method:** Sold After Auction  
**Date:** 08/12/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 312 sqm approx



**126a Beverley St DONCASTER EAST 3109 (REI)** **Agent Comments**

 4  2  2

**Price:** \$1,400,000  
**Method:** Auction Sale  
**Date:** 19/11/2023  
**Property Type:** Townhouse (Res)



**2/5 Lowe Ct DONCASTER EAST 3109 (REI/VG)** **Agent Comments**

 4  2  2

**Price:** \$1,351,000  
**Method:** Private Sale  
**Date:** 27/09/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 233 sqm approx