

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

21 Lawford Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,505,000 Property Type House Suburb Doncaster

Period - From 01/10/2023 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	31 Fairway Rd DONCASTER 3108	\$1,765,000	09/09/2023
2	12 Moselle Ct DONCASTER 3108	\$1,505,000	28/10/2023
3	15 The Boulevard DONCASTER 3108	\$1,490,000	19/08/2023

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:

26/02/2024 15:17

Mark Di Giulio

9842 8888

0407 863 179

mdigiulio@barryplant.com.au

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

December quarter 2023: \$1,505,000



6
 4
 2

Property Type: House**Land Size:** 677 sqm approx

Agent Comments

Comparable Properties

**31 Fairway Rd DONCASTER 3108 (REI)**

Agent Comments

5
 3
 2

Price: \$1,765,000**Method:** Auction Sale**Date:** 09/09/2023**Property Type:** House (Res)**Land Size:** 654 sqm approx**12 Moselle Ct DONCASTER 3108 (REI)**

Agent Comments

5
 2
 2

Price: \$1,505,000**Method:** Auction Sale**Date:** 28/10/2023**Property Type:** House (Res)**Land Size:** 659 sqm approx**15 The Boulevard DONCASTER 3108 (REI)**

Agent Comments

5
 2
 2

Price: \$1,490,000**Method:** Auction Sale**Date:** 19/08/2023**Property Type:** House (Res)**Land Size:** 667 sqm approx

Account - Barry Plant | P: 03 9842 8888