

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

3 BARATTA STREET DONCASTER EAST VIC 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,575,500

Property type

House

Suburb

Doncaster East

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

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 6 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

64 ROSELLA STREET DONCASTER EAST VIC 3109	\$1,320,000	12-Aug-23
109 BLACKBURN ROAD DONCASTER EAST VIC 3109	\$1,350,000	18-Aug-23
29 PINE WAY DONCASTER EAST VIC 3109	\$1,448,000	10-May-23

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 6 months.~~

This Statement of Information was prepared on: 26 September 2023



64 ROSELLA STREET DONCASTER EAST VIC 3109

3 1 1

Sold Price

\$1,320,000

Sold Date

12-Aug-23

Distance

0.12km



109 BLACKBURN ROAD DONCASTER EAST VIC 3109

3 1 1

Sold Price

^{RS}

\$1,350,000

Sold Date

18-Aug-23

Distance

0.95km



29 PINE WAY DONCASTER EAST VIC 3109

3 1 2

Sold Price

\$1,448,000

Sold Date

10-May-23

Distance

1.45km

RS = Recent sale

UN = Undisclosed Sale

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