

## 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

12 Barbara Street, 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

\$900,000

&amp;

\$990,000

**Median sale price**

Median price

\$1,155,000

House

X

Unit

Suburb

Doncaster East

Period - From

01/07/2018

to

30/06/2019

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	19 Orion PI DONCASTER EAST 3109	\$970,000	23/04/2019
2	18 Dianne St DONCASTER EAST 3109	\$955,000	05/06/2019
3	40 Coolabah St DONCASTER 3108	\$900,000	09/04/2019

**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.



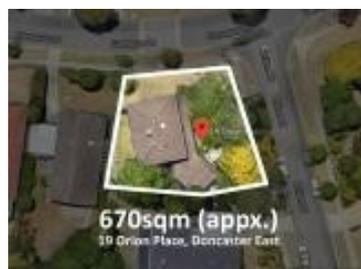
**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 697 sqm approx

**Agent Comments**

## Comparable Properties



**19 Orion PI DONCASTER EAST 3109 (REI/VG)** **Agent Comments**



**Price:** \$970,000

**Method:** Private Sale

**Date:** 23/04/2019

**Rooms:** 6

**Property Type:** House

**Land Size:** 671 sqm approx



**18 Dianne St DONCASTER EAST 3109 (REI/VG)** **Agent Comments**



**Price:** \$955,000

**Method:** Private Sale

**Date:** 05/06/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 683 sqm approx



**40 Coolabah St DONCASTER 3108 (REI/VG)** **Agent Comments**



**Price:** \$900,000

**Method:** Private Sale

**Date:** 09/04/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 704 sqm approx