# 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

2/10 Richard Street, Doncaster East Vic 3109

## Indicative selling price

	e			/
For the meaning	of this	nrica caa	consumer.vic.gov.au	/underguoting
			consumer.vic.gov.au	/underguoting

Single price \$968,000

#### Median sale price

Median price	\$931,500	Pro	perty Type Unit		Suburb	Doncaster East
Period - From	01/07/2024	to	30/09/2024	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.

Ado	dress of comparable property	Price	Date of sale
1	2/1 Harry St DONCASTER EAST 3109	\$970,000	11/12/2024
2	5 Woorarra Av DONCASTER EAST 3109	\$1,065,000	23/11/2024
3	1/72 Tunstall Rd DONVALE 3111	\$805,000	14/09/2024

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:

16/12/2024 09:23



# BARRYPLANT





Property Type: Unit Land Size: 305 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$968,000 Median Unit Price September quarter 2024: \$931,500

# **Comparable Properties**

2/1 Harry St DONCASTER EAST 3109 (REI) 3 1 2 Price: \$970,000 Method: Private Sale Date: 11/12/2024 Property Type: Unit	Agent Comments
5 Woorarra Av DONCASTER EAST 3109 (REI) 3 1 1 1 Price: \$1,065,000 Method: Auction Sale Date: 23/11/2024 Property Type: House (Res) Land Size: 433 sqm approx	Agent Comments
1/72 Tunstall Rd DONVALE 3111 (REI) 3 2 2 1 Price: \$805,000 Method: Auction Sale Date: 14/09/2024 Property Type: Unit	Agent Comments

Account - Barry Plant | P: 03 9842 8888



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.