

# 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

6 Dowling 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 \$1,400,000 Property Type House Suburb Doncaster East

Period - From 01/01/2021 to 31/03/2021 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	27 Polaris Dr DONCASTER EAST 3109	\$1,391,000	10/04/2021
2	23 Telopea Av DONCASTER EAST 3109	\$1,400,000	12/02/2021
3	4 Frater Ct DONCASTER EAST 3109	\$1,280,000	06/02/2021

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:

28/06/2021 13:03



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**Property Type:** House  
**Land Size:** 623 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,300,000 - \$1,400,000  
**Median House Price**  
March quarter 2021: \$1,400,000

## Comparable Properties



**27 Polaris Dr DONCASTER EAST 3109 (REI)**

**Agent Comments**

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**Price:** \$1,391,000  
**Method:** Auction Sale  
**Date:** 10/04/2021  
**Property Type:** House (Res)  
**Land Size:** 652 sqm approx



**23 Telopea Av DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,400,000  
**Method:** Sold Before Auction  
**Date:** 12/02/2021  
**Property Type:** House (Res)  
**Land Size:** 646 sqm approx



**4 Frater Ct DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,280,000  
**Method:** Auction Sale  
**Date:** 06/02/2021  
**Property Type:** House (Res)  
**Land Size:** 687 sqm approx