

# 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

63 Owens 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 \$1,050,000

&

\$1,155,000

### Median sale price

Median price \$1,150,000

Property Type House

Suburb Doncaster East

Period - From 01/10/2018

to 30/09/2019

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	1 Polaris Dr DONCASTER EAST 3109	\$1,151,000	12/07/2019
2	25 Wetherby Rd DONCASTER 3108	\$1,060,000	09/11/2019
3	32 Polaris Dr DONCASTER EAST 3109	\$1,030,000	06/09/2019

**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.~~

This Statement of Information was prepared on:

20/11/2019 10:01



 3    2    2

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 659 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,050,000 - \$1,155,000  
**Median House Price**  
Year ending September 2019: \$1,150,000

## Comparable Properties



**1 Polaris Dr DONCASTER EAST 3109 (REI/VG)** **Agent Comments**

 3    2    2

**Price:** \$1,151,000  
**Method:** Sold Before Auction  
**Date:** 12/07/2019  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx



**25 Wetherby Rd DONCASTER 3108 (REI)**

**Agent Comments**

 3    1    2

**Price:** \$1,060,000  
**Method:** Auction Sale  
**Date:** 09/11/2019  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 652 sqm approx



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

**Agent Comments**

 3    1    2

**Price:** \$1,030,000  
**Method:** Private Sale  
**Date:** 06/09/2019  
**Property Type:** House  
**Land Size:** 658 sqm approx