Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

8 Daws Road, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,350,000	&	\$1,480,000
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Median sale price

Median price	\$1,500,000	Pro	perty Type	House		Suburb	Doncaster East
Period - From	01/04/2021	to	30/06/2021		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

Add	dress of comparable property	Price	Date of sale
1	9 Coolabah St DONCASTER 3108	\$1,480,000	09/07/2021
2	27B Pine Way DONCASTER EAST 3109	\$1,468,000	24/07/2021
3	36 Polaris Dr DONCASTER EAST 3109	\$1,400,000	28/08/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/10/2021 11:34













Property Type: Land Land Size: 437 sqm approx

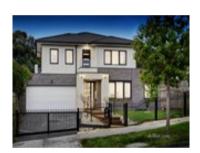
Agent Comments

4BR plus study home with multiple living zones.

Indicative Selling Price \$1,350,000 - \$1,480,000 **Median House Price**

June guarter 2021: \$1,500,000

Comparable Properties



9 Coolabah St DONCASTER 3108 (REI/VG)

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Price: \$1,480,000 Method: Private Sale Date: 09/07/2021

Property Type: Townhouse (Res) Land Size: 344 sqm approx

Agent Comments



27B Pine Way DONCASTER EAST 3109 (REI)





Price: \$1,468,000 Method: Auction Sale Date: 24/07/2021

Property Type: Townhouse (Res)

Agent Comments



36 Polaris Dr DONCASTER EAST 3109 (REI)

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Price: \$1,400,000 Method: Sold Before Auction

Date: 28/08/2021

Property Type: Townhouse (Res) Land Size: 318 sqm approx

Agent Comments

Account - The Agency Boroondara | P: 03 8578 0399



