

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

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

Median sale price

Median price \$1,500,000

Property 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	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 comparable properties 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



4
 3
 2

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 quarter 2021: \$1,500,000

Comparable Properties



9 Coolabah St DONCASTER 3108 (REI/VG)

Agent Comments

4
 3
 2

Price: \$1,480,000

Method: Private Sale

Date: 09/07/2021

Property Type: Townhouse (Res)

Land Size: 344 sqm approx



27B Pine Way DONCASTER EAST 3109 (REI)

Agent Comments

4
 3
 2

Price: \$1,468,000

Method: Auction Sale

Date: 24/07/2021

Property Type: Townhouse (Res)



36 Polaris Dr DONCASTER EAST 3109 (REI)

Agent Comments

4
 3
 2

Price: \$1,400,000

Method: Sold Before Auction

Date: 28/08/2021

Property Type: Townhouse (Res)

Land Size: 318 sqm approx