

# 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

5 Hawk 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 \$1,190,000

&

\$1,290,000

### Median sale price

Median price \$1,650,000

Property Type House

Suburb Doncaster East

Period - From 01/07/2023

to

30/09/2023

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 | 2/12 Elizabeth St DONCASTER EAST 3109 | \$1,270,000 | 09/09/2023   |
| 2 | 3/76 Franklin Rd DONCASTER EAST 3109  | \$1,255,000 | 06/05/2023   |
| 3 | 2/45 Greendale Rd DONCASTER EAST 3109 | \$1,250,000 | 02/09/2023   |

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:

19/10/2023 15:41

5 Hawk Street, Doncaster East Vic 3109



3 2 2

**Property Type:** House  
**Land Size:** 326 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,190,000 - \$1,290,000  
**Median House Price**  
September quarter 2023: \$1,650,000

## Comparable Properties



**2/12 Elizabeth St DONCASTER EAST 3109 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,270,000  
**Method:** Auction Sale  
**Date:** 09/09/2023  
**Property Type:** Townhouse (Res)



**3/76 Franklin Rd DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,255,000  
**Method:** Auction Sale  
**Date:** 06/05/2023  
**Property Type:** Unit



**2/45 Greendale Rd DONCASTER EAST 3109 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,250,000  
**Method:** Auction Sale  
**Date:** 02/09/2023  
**Property Type:** Unit

**Account - Noel Jones** | P: 03 98487888 | F: 03 98487472



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