

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	25 Rowan Street, Doncaster East Vic 3109
Including suburb and	
postcode	

Indicative selling price

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

&	\$1,050,000
	&

Median sale price

Median price	\$1,055,000	Hou	ıse X	Unit			Suburb	Doncaster East
Period - From	01/10/2018	to	31/12/2018		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

	are on the same property		2410 01 04110
1	12 Belvedere Av DONCASTER EAST 3109	\$1,050,000	28/02/2019
2	18 Saxonwood Dr DONCASTER EAST 3109	\$998,000	14/02/2019
3	8 Gainsborough St DONCASTER EAST 3109	\$985,000	13/04/2019

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.

Account - Philip Webb





Price

Date of sale

Generated: 18/04/2019 10:23







Property Type: House (Previously

Occupied - Detached) Land Size: 644 sqm approx

Agent Comments

Indicative Selling Price \$990,000 - \$1,050,000 **Median House Price** December quarter 2018: \$1,055,000

Comparable Properties

12 Belvedere Av DONCASTER EAST 3109

(REI) **-**3





Price: \$1,050,000 Method: Private Sale Date: 28/02/2019

Rooms: -

Property Type: House (Res) Land Size: 645 sqm approx

Agent Comments

18 Saxonwood Dr DONCASTER EAST 3109

(VG)





Price: \$998,000 Method: Sale Date: 14/02/2019

Rooms: -

Property Type: House (Res) Land Size: 671 sqm approx

Agent Comments



8 Gainsborough St DONCASTER EAST 3109

(REI)

1 3





Price: \$985,000 Method: Auction Sale Date: 13/04/2019

Rooms: 4

Property Type: House (Res) Land Size: 651 sqm approx

Account - Philip Webb





Agent Comments

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 18/04/2019 10:23