

## 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	25 Rowan 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	\$990,000	&	\$1,050,000
---------------	-----------	---	-------------

#### Median sale price

Median price	\$1,055,000	House	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	Price	Date of sale
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.



**Rooms:**

**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)**

Agent Comments



**Price:** \$1,050,000

**Method:** Private Sale

**Date:** 28/02/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 645 sqm approx



**18 Saxonwood Dr DONCASTER EAST 3109 (VG)**

Agent Comments



**Price:** \$998,000

**Method:** Sale

**Date:** 14/02/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 671 sqm approx



**8 Gainsborough St DONCASTER EAST 3109 (REI)**

Agent Comments



**Price:** \$985,000

**Method:** Auction Sale

**Date:** 13/04/2019

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 651 sqm approx