

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

9 Mccubbin Terrace, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,524,000

Property Type

House

Suburb

Doncaster East

Period - From

01/10/2022

to

31/12/2022

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.

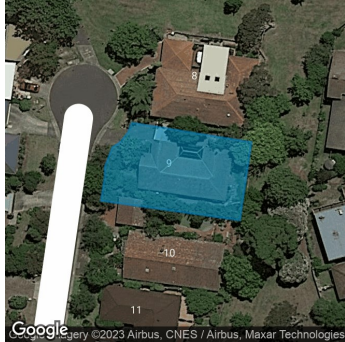
	Address of comparable property	Price	Date of sale
1	4 Octantis St DONCASTER EAST 3109	\$1,320,000	28/03/2023
2	6 Catherine Av DONCASTER EAST 3109	\$1,500,000	25/02/2023
3	4 Sabason Ct DONCASTER EAST 3109	\$1,480,000	18/02/2023

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:

12/04/2023 11:42



 3  2  2

Property Type: House (Res)

Land Size: 555 sqm approx

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

December quarter 2022: \$1,524,000

Comparable Properties

4 Octantis St DONCASTER EAST 3109 (REI)

Agent Comments

 3  2  2

Price: \$1,320,000

Method:

Date: 28/03/2023

Property Type: House

6 Catherine Av DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,500,000

Method:

Date: 25/02/2023

Property Type: House



4 Sabason Ct DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,480,000

Method: Auction Sale

Date: 18/02/2023

Property Type: House (Res)

Land Size: 651 sqm approx