

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

50a Cassowary Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$860,500 House Unit X Suburb Doncaster East

Period - From 01/04/2017 to 30/06/2017 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	17a Avocet St DONCASTER EAST 3109	\$1,180,000	10/12/2016
2	29 George St DONCASTER EAST 3109	\$1,170,000	25/02/2017
3	40a Maggs St DONCASTER EAST 3109	\$1,115,000	18/12/2016

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.~~

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Unit Price

June quarter 2017: \$860,500



Rooms:

Property Type: Townhouse (Res)

Land Size: 367 sqm approx

Agent Comments

Comparable Properties



17a Avocet St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,180,000

Method: Auction Sale

Date: 10/12/2016

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 356 sqm approx



29 George St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,170,000

Method: Auction Sale

Date: 25/02/2017

Rooms: -

Property Type: Townhouse (Res)

Land Size: 357 sqm approx



40a Maggs St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,115,000

Method: Auction Sale

Date: 18/12/2016

Rooms: -

Property Type: Unit

Land Size: 362 sqm approx