

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

17 Hawk Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,566,000

Property Type House

Suburb Doncaster East

Period - From 01/01/2023

to

31/03/2023

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	29 Pine Way DONCASTER EAST 3109	\$1,448,000	08/05/2023
2	27 Worthing Av DONCASTER EAST 3109	\$1,297,000	23/01/2023
3			

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:

13/06/2023 15:22



 3  1  2

Property Type:
Divorce/Estate/Family Transfers
Land Size: 658 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
March quarter 2023: \$1,566,000

Comparable Properties



29 Pine Way DONCASTER EAST 3109 (REI)

Agent Comments

 3  1  1

Price: \$1,448,000
Method: Sold Before Auction
Date: 08/05/2023
Property Type: House (Res)
Land Size: 702 sqm approx



27 Worthing Av DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,297,000
Method: Private Sale
Date: 23/01/2023
Property Type: House
Land Size: 821 sqm approx

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.