

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	49 Owens Street, Doncaster East Vic 3109
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Indicative selling price

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

Range between	\$1,350,000	&	\$1,450,000
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Median sale price

Median price	\$1,441,000	House	X	Unit		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	10 Marsden Cr DONCASTER EAST 3109	\$1,397,000	20/03/2017
2	7 Board St DONCASTER 3108	\$1,388,000	22/04/2017
3	29 Board St DONCASTER 3108	\$1,380,000	02/08/2017

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

\$1,350,000 - \$1,450,000

Median House Price

June quarter 2017: \$1,441,000



Rooms:

Property Type: House

Land Size: 668 sqm approx

Agent Comments

Comparable Properties



10 Marsden Cr DONCASTER EAST 3109 (REI) **Agent Comments**



Price: \$1,397,000

Method: Private Sale

Date: 20/03/2017

Rooms: 7

Property Type: House (Res)

Land Size: 650 sqm approx



7 Board St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,388,000

Method: Auction Sale

Date: 22/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 663 sqm approx

29 Board St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,380,000

Method: Private Sale

Date: 02/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 661 sqm approx