

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 4 Raven Street, Doncaster East

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ 1,400,000

Median sale price

Median price \$1,545,000

Property type House

Suburb Doncaster

Period - From July 2022

to

Sep 2022

Source REIV

Comparable property sales

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 Lionel Street, Doncaster East	\$ 1,448,000	2/07/2022
2 13 Kara Street, Doncaster East	\$ 1,456,000	21/05/2022
3 74 Rosella Street, Doncaster East	\$ 1,410,000	18/05/2022

This Statement of Information was prepared on: 28/09/2022

Comparable properties



\$1,448,000

12 Lionel Street, Doncaster East, Victoria

DATE: 2/07/2022

PROPERTY TYPE: HOUSE

 3
  1
 1
 763 sqm



\$1,456,000

13 Kara Street, Doncaster East, Victoria

DATE: 21/05/2022

PROPERTY TYPE: HOUSE

 3
 1
 2
 747 sqm



\$1,410,000

74 Rosella Street, Doncaster East, Victoria

DATE: 18/05/2022

PROPERTY TYPE: HOUSE

 3
 2
 5
 737 sqm x

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Our Difference



Average of only
21 days on market



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