

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

3/38 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

\$947,500

Property Type

Unit

Suburb

Doncaster East

Period - From

01/01/2022

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	15 Montgomery St DONCASTER EAST 3109	\$1,281,300	13/08/2022
2	2/5 Cassowary St DONCASTER EAST 3109	\$1,143,000	01/10/2022
3	1/19 Argyle St DONVALE 3111	\$1,100,000	24/08/2022

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:

31/01/2023 14:12



 3  2  2

Property Type: Townhouse (Single)

Land Size: 423 sqm approx

Agent Comments

Indicative Selling Price

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

Median Unit Price

Year ending December 2022: \$947,500

Comparable Properties



15 Montgomery St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,281,300

Method: Private Sale

Date: 13/08/2022

Property Type: Townhouse (Res)

Land Size: 407 sqm approx



2/5 Cassowary St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,143,000

Method: Auction Sale

Date: 01/10/2022

Property Type: Townhouse (Res)

Land Size: 214 sqm approx



1/19 Argyle St DONVALE 3111 (REI/VG)

Agent Comments

 3  3  2

Price: \$1,100,000

Method: Private Sale

Date: 24/08/2022

Property Type: Townhouse (Res)

Land Size: 232 sqm approx