Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	1 Cassowary Street, Doncaster East Vic 3109
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,300,000	&	\$1,400,000
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Median sale price

Median price	\$1,566,750	Pro	perty Type	House		Suburb	Doncaster East
Period - From	01/10/2021	to	31/12/2021		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

	aress of comparable property	1 1100	Date of Sale	
1	70 Wetherby Rd DONCASTER 3108	\$1,400,000	11/02/2022	
2	31 Katrina St BLACKBURN NORTH 3130	\$1,365,000	11/12/2021	
3	15 Amdura Rd DONCASTER EAST 3109	\$1,300,000	25/10/2021	

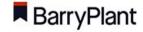
OR

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:	31/03/2022 11:05



Date of sale



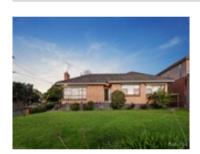




Property Type: House **Land Size:** 696 sqm approx Agent Comments

Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price December quarter 2021: \$1,566,750

Comparable Properties



70 Wetherby Rd DONCASTER 3108 (REI)

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Price: \$1,400,000 Method: Private Sale Date: 11/02/2022

Property Type: House Land Size: 715 sqm approx **Agent Comments**



31 Katrina St BLACKBURN NORTH 3130

(REI/VG)

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Price: \$1,365,000 **Method:** Auction Sale **Date:** 11/12/2021

Property Type: House (Res) **Land Size:** 748.99 sqm approx

Agent Comments



15 Amdura Rd DONCASTER EAST 3109 (VG)

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Price: \$1,300,000 Method: Sale Date: 25/10/2021

Property Type: House (Res) Land Size: 730 sqm approx Agent Comments

Account - Barry Plant | P: 03 9842 8888



