

# 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

1 Cassowary Street, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,300,000

&

\$1,400,000

### Median sale price

Median price

\$1,566,750

Property 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	Price	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



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**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)**

**Agent Comments**

 3  1  2

**Price:** \$1,400,000  
**Method:** Private Sale  
**Date:** 11/02/2022  
**Property Type:** House  
**Land Size:** 715 sqm approx



**31 Katrina St BLACKBURN NORTH 3130 (REI/VG)**

**Agent Comments**

 3  1  1

**Price:** \$1,365,000  
**Method:** Auction Sale  
**Date:** 11/12/2021  
**Property Type:** House (Res)  
**Land Size:** 748.99 sqm approx



**15 Amdura Rd DONCASTER EAST 3109 (VG)**

**Agent Comments**

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**Price:** \$1,300,000  
**Method:** Sale  
**Date:** 25/10/2021  
**Property Type:** House (Res)  
**Land Size:** 730 sqm approx