

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

32 Rowan Street, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,380,000

&

\$1,500,000

Median sale price

Median price

\$1,535,500

Property Type

House

Suburb

Doncaster East

Period - From

01/01/2022

to

31/03/2022

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	6 Nottingwood St DONCASTER EAST 3109	\$1,570,435	25/03/2022
2	63 Dehnert St DONCASTER EAST 3109	\$1,410,000	04/05/2022
3	3 Celeste St DONCASTER EAST 3109	\$1,380,000	23/03/2022

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:

30/05/2022 16:29



 3
  2
  2

Property Type: House
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
 \$1,380,000 - \$1,500,000
Median House Price
 March quarter 2022: \$1,535,500

Comparable Properties

6 Nottingwood St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4
  1
  1

Price: \$1,570,435
Method: Sold Before Auction
Date: 25/03/2022
Property Type: House (Res)
Land Size: 703 sqm approx



63 Dehnert St DONCASTER EAST 3109 (REI)

Agent Comments

 3
  2
  2

Price: \$1,410,000
Method: Sold Before Auction
Date: 04/05/2022
Property Type: House (Res)
Land Size: 660 sqm approx



3 Celeste St DONCASTER EAST 3109 (REI)

Agent Comments

 3
  2
  2

Price: \$1,380,000
Method: Private Sale
Date: 23/03/2022
Property Type: House (Res)
Land Size: 642 sqm approx

Account - Barry Plant | P: 03 9842 8888