

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

53a Cassowary Street, Doncaster East Vic 3109

Indicative selling price

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

Single price

\$1,820,000

Median sale price

Median price

\$1,566,000

Property Type

House

Suburb

Doncaster East

Period - From

01/01/2023

to

31/03/2023

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	8a Renshaw St DONCASTER EAST 3109	\$1,839,000	30/03/2023
2	3a Glenview Rd DONCASTER EAST 3109	\$1,788,888	08/03/2023
3	21A Thea Gr DONCASTER EAST 3109	\$1,595,000	06/04/2023

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:

29/05/2023 11:27

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Property Type: House
Land Size: 528 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000
Median House Price
March quarter 2023: \$1,566,000

Comparable Properties



8a Renshaw St DONCASTER EAST 3109 (REI) **Agent Comments**

 4  3  2

Price: \$1,839,000
Method: Private Sale
Date: 30/03/2023
Property Type: Townhouse (Single)
Land Size: 368 sqm approx



3a Glenview Rd DONCASTER EAST 3109 (REI) **Agent Comments**

 4  3  2

Price: \$1,788,888
Method: Private Sale
Date: 08/03/2023
Property Type: Townhouse (Single)
Land Size: 400 sqm approx



21A Thea Gr DONCASTER EAST 3109 (REI) **Agent Comments**

 4  2  2

Price: \$1,595,000
Method: Private Sale
Date: 06/04/2023
Property Type: Townhouse (Res)
Land Size: 428 sqm approx