

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 37 Rowan Street, Doncaster East, VIC 3109

Indicative selling price

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

Price Range

\$1,600,000

&

\$1,650,000

Median sale price

Median price

\$1,650,000

Property Type

House

Suburb

Doncaster East (3109)

Period - From

01/10/2023

to

30/09/2024

Source

Realestate

Comparable property sales

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
16A BAREENA GROVE, DONCASTER EAST VIC 3109	\$1,555,000	02/03/2024
18 LOXLEY COURT, DONCASTER EAST VIC 3109	\$1,628,000	18/02/2024
55 KING STREET, TEMPLESTOWE VIC 3106	\$1,452,000	09/12/2023

This Statement of Information was prepared on: 30/10/2024