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

| Cassowary Street, Doncaster East Vic 3109 |
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| <u> </u> |

Indicative selling price

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

| Range between | \$1,450,000 | & | \$1,550,000 |
|---------------|-------------|---|-------------|
| - | | | |

Median sale price

| Median price | \$1,525,000 | Pro | perty Type | House | | Suburb | Doncaster East |
|---------------|-------------|-----|------------|-------|--------|--------|----------------|
| Period - From | 01/10/2024 | to | 31/12/2024 | | 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 | 26 Paula Cr DONCASTER EAST 3109 | \$1,582,000 | 01/02/2025 |
| 2 | 19 Calvin Cr DONCASTER EAST 3109 | \$1,460,000 | 11/12/2024 |
| 3 | 36 Tristania St DONCASTER EAST 3109 | \$1,438,888 | 12/10/2024 |

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: | 13/02/2025 16:22 |
|--|------------------|



Date of sale











Property Type: House **Land Size:** 735 sqm approx

Agent Comments

Indicative Selling Price \$1,450,000 - \$1,550,000 Median House Price

December quarter 2024: \$1,525,000

Comparable Properties

26 Paula Cr DONCASTER EAST 3109 (REI)

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Agent Comments

Price: \$1,582,000 **Method:** Auction Sale **Date:** 01/02/2025

Property Type: House (Res) **Land Size:** 725 sqm approx



19 Calvin Cr DONCASTER EAST 3109 (REI)

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Agent Comments

Price: \$1,460,000 Method: Private Sale Date: 11/12/2024 Property Type: House Land Size: 729 sqm approx



36 Tristania St DONCASTER EAST 3109 (REI)

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Price: \$1,438,888 Method: Auction Sale Date: 12/10/2024

Property Type: House (Res) **Land Size:** 724 sqm approx

Agent Comments

Account - Barry Plant | P: (03) 9431 1243





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