

Statement of information

Single residential property located in the Melbourne metropolitan area

SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

Property offered for sale

Address Including suburb and postcode

40 Cassowary Street, Doncaster East VIC 3109

Indicative selling price

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

**SINGLE
PRICE**

\$1,598,000

Median sale price

**MEDIAN
PRICE**

\$1,250,000

HOUSE

X

SUBURB

Doncaster East

**PERIOD -
FROM**

Jan 2018

TO

March 2018

SOURCE

REIV

Comparable property sales

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

16 Ireland Avenue, Doncaster East	\$1,650,000	22.05.2018
41 Morna Road, Doncaster East	\$1,515,000	26.05.2018
40 Roderick Street, Doncaster East	\$1,710,000	03.03.2018

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Comparable properties



\$1,650,000

16 Ireland Avenue, Doncaster East, Victoria

DATE: 22.05.2018

PROPERTY TYPE: House



3



1



2



878 sqm x



\$1,515,000

41 Morna Road, Doncaster East, Victoria

DATE: 26.05.2018

PROPERTY TYPE: House



3



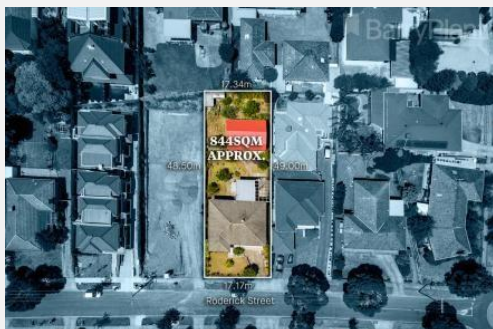
1



1



800 sqm x



\$1,710,000

40 Roderick Street, Doncaster East, Victoria

DATE: 03.03.2018

PROPERTY TYPE: House



5



2



2



844 sqm x

Our Difference



Average of only
21 days on market



We pay your
marketing fees



Highest price
guarantee