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	

Indicative selling price

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

Range between \$1,100,000	&	\$1,210,000
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Median sale price

Median price	\$1,500,000	Pro	perty Type	House		Suburb	Doncaster East
Period - From	01/04/2021	to	30/06/2021		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

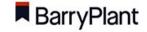
Add	dress of comparable property	Price	Date of sale
1	19 Richard St DONCASTER EAST 3109	\$1,138,000	14/08/2021
2	18 Cassowary St DONCASTER EAST 3109	\$1,111,000	08/05/2021
3	2/32 Morna Rd DONCASTER EAST 3109	\$1,109,000	26/06/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	21/09/2021 00:08









Rooms: 4

Property Type: House Land Size: 464 sqm approx

Agent Comments

Indicative Selling Price \$1,100,000 - \$1,210,000 **Median House Price**

June quarter 2021: \$1,500,000

Comparable Properties



19 Richard St DONCASTER EAST 3109 (REI)





Price: \$1,138,000

Method: Sold Before Auction

Date: 14/08/2021

Property Type: House (Res) Land Size: 513 sqm approx

Agent Comments



18 Cassowary St DONCASTER EAST 3109

(REI/VG)





Price: \$1,111,000 Method: Auction Sale Date: 08/05/2021 Property Type: House

Land Size: 466 sqm approx

Agent Comments



2/32 Morna Rd DONCASTER EAST 3109

(REI/VG)

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Price: \$1,109,000 Method: Auction Sale Date: 26/06/2021

Property Type: Unit

Land Size: 445 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



