

# 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 7 Cassowary Street, Doncaster East, VIC 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$1,400,000 & \$1,500,000

### Median sale price

Median price \$1,420,000 Property Type House Suburb Doncaster East (3109)

Period - From 30/08/2020 to 30/08/2021 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 |
|--|-------------|--------------|
| 27 BARATTA STREET, DONCASTER EAST VIC 3109 | \$1,575,000 | 28/07/2021   |
| 1 CANARA STREET, DONCASTER EAST VIC 3109   | \$1,527,000 | 26/06/2021   |
| 27 Thomas Street, Doncaster East           | \$1,571,000 | 28/08/2021   |

This Statement of Information was prepared on: 13/09/2021