## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 63 Owens Street, Doncaster East Vic 3109

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,000,000		&		\$1,100,000				
Median sale price									
Median price	\$1,150,000	Pro	operty Type	Hou	se		Suburb	Doncaster East	
Period - From	01/10/2018	to	30/09/2019		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	1 Polaris Dr DONCASTER EAST 3109	\$1,151,000	12/07/2019
2	6 Toinette Ct DONCASTER EAST 3109	\$1,130,000	25/05/2019
3	13 Roderick St DONCASTER EAST 3109	\$1,050,000	25/05/2019

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:

07/11/2019 14:09









Property Type: House (Previously Occupied - Detached) Land Size: 659 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price Year ending September 2019: \$1,150,000

# **Comparable Properties**



1 Polaris Dr DONCASTER EAST 3109 (REI/VG) Agent Comments



Price: \$1,151,000 Method: Sold Before Auction Date: 12/07/2019 Property Type: House (Res) Land Size: 650 sqm approx

Price: \$1,130,000 Method: Auction Sale Date: 25/05/2019 Rooms: 4



6 Toinette Ct DONCASTER EAST 3109 (REI/VG) 3 4 1 2 - Agent Comments



13 Roderick St DONCASTER EAST 3109 (REI/VG)



Property Type: House (Res) Land Size: 652 sqm approx

Price: \$1,050,000 Method: Auction Sale Date: 25/05/2019 Property Type: House (Res) Land Size: 652 sqm approx Agent Comments

Account - Philip Webb



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.