

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 63 Owens Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,150,000 Property Type House Suburb Doncaster East

Period - From 01/10/2018 to 30/09/2019 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	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



 3  2  2

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

 3  2  2

Price: \$1,151,000

Method: Sold Before Auction

Date: 12/07/2019

Property Type: House (Res)

Land Size: 650 sqm approx



6 Toinette Ct DONCASTER EAST 3109 (REI/VG) Agent Comments

 3  1  -

Price: \$1,130,000

Method: Auction Sale

Date: 25/05/2019

Rooms: 4

Property Type: House (Res)

Land Size: 652 sqm approx



13 Roderick St DONCASTER EAST 3109 (REI/VG) Agent Comments

 3  1  1

Price: \$1,050,000

Method: Auction Sale

Date: 25/05/2019

Property Type: House (Res)

Land Size: 652 sqm approx