

#### 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	35 Owens Street, Doncaster East Vic 3109
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$	1,280,000	&	\$1,380,000
Range between \$	1,280,000	&	

#### Median sale price

Median price	\$1,363,000	Hou	ıse X	Unit			Suburb	Doncaster East
Period - From	01/01/2017	to	31/12/2017		Source	REIV		

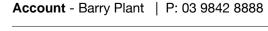
### Comparable property sales (\*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	24 Capricorn Av DONCASTER EAST 3109	\$1,332,000	19/02/2018
2	9 Woodlea St DONCASTER EAST 3109	\$1,330,000	24/03/2018
3	3 Refuge CI DONCASTER EAST 3109	\$1,315,000	17/01/2018

#### OR

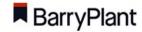
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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Rooms:

Property Type: House (Res) Land Size: 675 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,280,000 - \$1,380,000 **Median House Price** Year ending December 2017: \$1,363,000

## Comparable Properties



24 Capricorn Av DONCASTER EAST 3109

(REI)



Price: \$1,332,000 Method: Private Sale Date: 19/02/2018

Rooms: 8

Property Type: House (Res)

**Agent Comments** 



9 Woodlea St DONCASTER EAST 3109 (REI)



Price: \$1,330,000 Method: Private Sale Date: 24/03/2018 Rooms: 6

Property Type: House Land Size: 660 sqm approx Agent Comments



3 Refuge CI DONCASTER EAST 3109 (REI)





Price: \$1,315,000 Method: Private Sale Date: 17/01/2018 Rooms: 5

Property Type: House Land Size: 650 sqm approx **Agent Comments** 

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