

## 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

35 Owens 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)

Range between

\$1,280,000

&

\$1,380,000

#### Median sale price

Median price

\$1,363,000

House

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.

	Address 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.



4   3   2

**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)**

Agent Comments

4   3   2

**Price:** \$1,332,000  
**Method:** Private Sale  
**Date:** 19/02/2018  
**Rooms:** 8  
**Property Type:** House (Res)



**9 Woodlea St DONCASTER EAST 3109 (REI)**

Agent Comments

4   2   2

**Price:** \$1,330,000  
**Method:** Private Sale  
**Date:** 24/03/2018  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 660 sqm approx



**3 Refuge Ct DONCASTER EAST 3109 (REI)**

Agent Comments

4   2   2

**Price:** \$1,315,000  
**Method:** Private Sale  
**Date:** 17/01/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 650 sqm approx