

Statement of information

Single residential property located in the Melbourne metropolitan area

SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

Property offered for sale

Address Including suburb and postcode

40 Cassowary Street, Doncaster East VIC 3109

Indicative selling price

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

SINGLE PRICE

Median sale price

MEDIAN PRICE	<input type="text" value="\$1,250,000"/>	HOUSE	<input checked="" type="checkbox"/>	SUBURB	<input type="text" value="Doncaster East"/>
PERIOD - FROM	<input type="text" value="Jan 2018"/>	TO	<input type="text" value="March 2018"/>	SOURCE	<input type="text" value="REIV"/>

Comparable property sales

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
16 Ireland Avenue, Doncaster East	\$1,650,000	22.05.2018
41 Morna Road, Doncaster East	\$1,515,000	26.05.2018
40 Roderick Street, Doncaster East	\$1,710,000	03.03.2018



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Comparable properties

**\$1,650,000**

16 Ireland Avenue, Doncaster East, Victoria

DATE: 22.05.2018**PROPERTY TYPE:** House 3  1 2  878 sqm x**\$1,515,000**

41 Morna Road, Doncaster East, Victoria

DATE: 26.05.2018**PROPERTY TYPE:** House 3  1 1  800 sqm x**\$1,710,000**

40 Roderick Street, Doncaster East, Victoria

DATE: 03.03.2018**PROPERTY TYPE:** House 5  2 2  844 sqm x

Our Difference

Average of only
21 days on marketWe pay your
marketing feesHighest price
guarantee