

# 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

1/40 Cassowary 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 \$1,550,000 & \$1,650,000

### Median sale price

Median price \$1,650,000 Property Type House Suburb Doncaster East

Period - From 01/01/2023 to 31/12/2023 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	1/10 Rialton Av BLACKBURN NORTH 3130	\$1,672,000	03/02/2024
2	1/13 Canara St DONCASTER EAST 3109	\$1,650,000	16/12/2023
3	4 Avocet St DONCASTER EAST 3109	\$1,600,000	17/02/2024

**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:

13/03/2024 12:04

1/40 Cassowary Street, Doncaster East Vic 3109



 4  3  2

**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,550,000 - \$1,650,000  
**Median House Price**  
Year ending December 2023: \$1,650,000

## Comparable Properties



**1/10 Rialton Av BLACKBURN NORTH 3130 (REI)**

Agent Comments

 4  3  2

**Price:** \$1,672,000  
**Method:** Auction Sale  
**Date:** 03/02/2024  
**Property Type:** Townhouse (Res)

**1/13 Canara St DONCASTER EAST 3109 (VG)**

Agent Comments

 4  -  -

**Price:** \$1,650,000  
**Method:** Sale  
**Date:** 16/12/2023  
**Property Type:** Flat/Unit/Apartment (Res)

**4 Avocet St DONCASTER EAST 3109 (REI)**

Agent Comments

 4  3  2

**Price:** \$1,600,000  
**Method:** Auction Sale  
**Date:** 17/02/2024  
**Property Type:** Townhouse (Res)

**Account - Belle Property Doncaster East | P: 0391258568**



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