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

18 Owens Street, Doncaster East Vic 3109

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | | |
|--|-------------|-----|-------------|-----|-------------|------|--------|----------------|--|--|
| Range betwee | \$1,600,000 | | & | | \$1,675,000 | | | | | |
| Median sale price | | | | | | | | | | |
| Median price | \$1,620,000 | Pro | operty Type | Hou | se | | Suburb | Doncaster East | | |
| Period - From | 01/01/2024 | to | 31/03/2024 | | So | urce | 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.

| Ado | dress of comparable property | Price | Date of sale |
|-----|----------------------------------|-------------|--------------|
| 1 | 19 Burilla Av DONCASTER 3108 | \$1,550,000 | 24/04/2024 |
| 2 | 8 Gaudion Rd DONCASTER EAST 3109 | \$1,651,000 | 24/02/2024 |
| 3 | 42 Turana St DONCASTER 3108 | \$1,590,000 | 09/01/2024 |

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:

14/05/2024 12:54









Property Type: House Land Size: 653 sqm approx Agent Comments Indicative Selling Price \$1,600,000 - \$1,675,000 Median House Price March quarter 2024: \$1,620,000

Comparable Properties

19 Burilla Av DONCASTER 3108 (REI)



Price: \$1,550,000 Method: Date: 24/04/2024 Property Type: House Agent Comments



8 Gaudion Rd DONCASTER EAST 3109 (REI) Agent Comments

Price: \$1,651,000 Method: Auction Sale Date: 24/02/2024 Property Type: House (Res) Land Size: 712 sqm approx

42 Turana St DONCASTER 3108 (VG)



Agent Comments

Price: \$1,590,000 Method: Sale Date: 09/01/2024 Property Type: House (Res) Land Size: 676 sqm approx

Account - Barry Plant | P: 03 9842 8888

propertydata



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