

# 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 5/6 Rowallan Court, 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 \$1,450,000 & \$1,595,000

### Median sale price

Median price \$1,301,000 Property Type Townhouse Suburb Doncaster East

Period - From 21/09/2022 to 20/09/2023 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	10 Rowallan Ct DONCASTER EAST 3109	\$1,650,000	27/05/2023
2	1/108 Beverley St DONCASTER EAST 3109	\$1,500,000	20/05/2023
3	2/6 Ireland Av DONCASTER EAST 3109	\$1,388,000	03/08/2023

**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: 21/09/2023 14:04



4   3   2

**Property Type:** Townhouse

**Land Size:** 254 sqm approx

Agent Comments

**Indicative Selling Price**  
\$1,450,000 - \$1,595,000  
**Median Townhouse Price**  
21/09/2022 - 20/09/2023: \$1,301,000

## Comparable Properties



**10 Rowallan Ct DONCASTER EAST 3109 (REI)** Agent Comments

4   3   2

**Price:** \$1,650,000

**Method:** Auction Sale

**Date:** 27/05/2023

**Property Type:** House (Res)



**1/108 Beverley St DONCASTER EAST 3109 (REI/VG)** Agent Comments

4   3   2

**Price:** \$1,500,000

**Method:** Private Sale

**Date:** 20/05/2023

**Property Type:** Townhouse (Single)

**Land Size:** 264 sqm approx



**2/6 Ireland Av DONCASTER EAST 3109 (REI)** Agent Comments

4   2   2

**Price:** \$1,388,000

**Method:** Private Sale

**Date:** 03/08/2023

**Property Type:** Townhouse (Single)

**Land Size:** 275 sqm approx

Account - Barry Plant | P: 03 9842 8888