# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

**Price** 

# Property offered for sale

	5 Mccubbin Terrace, Doncaster East Vic 3109
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,450,000	&	\$1,550,000
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#### Median sale price

Median price	\$1,705,000	Pro	perty Type	House		Suburb	Doncaster East
Period - From	01/04/2023	to	30/06/2023		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

1	24 Buvelot Wynd DONCASTER EAST 3109	\$1,500,000	02/09/2023
2	2 Glendora La DONCASTER EAST 3109	\$1,500,000	24/06/2023
3	48 Polaris Dr DONCASTER EAST 3109	\$1,450,000	20/05/2023

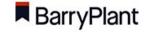
#### OR

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:	28/09/2023 16:25



Date of sale







Property Type: House Land Size: 615 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,450,000 - \$1,550,000 **Median House Price** June guarter 2023: \$1,705,000

# Comparable Properties



24 Buvelot Wynd DONCASTER EAST 3109

(REI)

**-**3

Price: \$1,500,000 Method: Auction Sale Date: 02/09/2023

Property Type: House (Res)

**Agent Comments** 





Price: \$1,500,000 Method: Auction Sale Date: 24/06/2023

Property Type: House (Res) Land Size: 653 sqm approx

48 Polaris Dr DONCASTER EAST 3109

(REI/VG) **=** 3

Price: \$1,450,000

Method: Sold Before Auction

Date: 20/05/2023

Property Type: House (Res) Land Size: 646 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



