

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 55 Owens Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,705,000 Property 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	Price	Date of sale
1	17 Owens St DONCASTER EAST 3109	\$1,611,000	23/09/2023
2	2 Glendora La DONCASTER EAST 3109	\$1,500,000	24/06/2023
3	41 Sharon St DONCASTER 3108	\$1,430,000	29/04/2023

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: 27/09/2023 10:54



3 2 3

Property Type: House

Land Size: 659 sqm approx

Agent Comments

Comparable Properties



17 Owens St DONCASTER EAST 3109 (REI)

Agent Comments

3 2 2

Price: \$1,611,000

Method: Auction Sale

Date: 23/09/2023

Property Type: House (Res)

Land Size: 659 sqm approx



2 Glendora La DONCASTER EAST 3109 (REI)

Agent Comments

3 1 2

Price: \$1,500,000

Method: Auction Sale

Date: 24/06/2023

Property Type: House (Res)

Land Size: 653 sqm approx



41 Sharon St DONCASTER 3108 (REI/VG)

Agent Comments

4 2 2

Price: \$1,430,000

Method: Auction Sale

Date: 29/04/2023

Property Type: House (Res)

Land Size: 656 sqm approx