

# 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 64 Rosella 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 \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,566,000 Property Type House Suburb Doncaster East

Period - From 01/01/2023 to 31/03/2023 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	45 Rosella St DONCASTER EAST 3109	\$1,600,000	23/03/2023
2	16 Dunoon St DONCASTER 3108	\$1,340,000	15/02/2023
3	59 Gedye St DONCASTER EAST 3109	\$1,270,000	11/02/2023

**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: 12/07/2023 16:01



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**Property Type:** House  
**Land Size:** 726 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,300,000 - \$1,400,000  
**Median House Price**  
 March quarter 2023: \$1,566,000

## Comparable Properties



**45 Rosella St DONCASTER EAST 3109 (REI)** [Agent Comments](#)

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**Price:** \$1,600,000  
**Method:** Sold Before Auction  
**Date:** 23/03/2023  
**Property Type:** House (Res)  
**Land Size:** 778 sqm approx



**16 Dunoon St DONCASTER 3108 (REI/VG)** [Agent Comments](#)

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**Price:** \$1,340,000  
**Method:** Private Sale  
**Date:** 15/02/2023  
**Property Type:** House  
**Land Size:** 746 sqm approx



**59 Gedye St DONCASTER EAST 3109 (REI/VG)** [Agent Comments](#)

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**Price:** \$1,270,000  
**Method:** Auction Sale  
**Date:** 11/02/2023  
**Property Type:** House (Res)  
**Land Size:** 653 sqm approx

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