

# 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

1 / 41 Cassowary 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,750,000

&

\$1,800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$818,000

Property type

Unit

Suburb

Doncaster East

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

### 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 6 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

3/56 Blackburn Road Doncaster East VIC 3109	\$1,700,000	16-Oct-21
3A Ireland Avenue Doncaster East VIC 3109	\$1,685,000	16-Oct-21
8 Daws Road Doncaster East VIC 3109	\$1,677,000	06-Nov-21

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 6 months.~~

This Statement of Information was prepared on: 20 January 2022