

Statement of information

Single residential property located in the Melbourne metropolitan area

SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

Property offered for sale

Address Including suburb and postcode

33 Rosella Street, Doncaster East VIC 3109

Indicative selling price

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

**SINGLE
PRICE**

\$1,069,000

Median sale price

**MEDIAN
PRICE**

\$1,120,000

HOUSE

X

SUBURB

Doncaster East

**PERIOD -
FROM**

1st January 2019

TO

31st March 2019

SOURCE

REIV

Comparable property sales

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

30 Cassowary Street, Doncaster East	\$ 1,198, 000	09.07.2019
23 Avocet Street, Doncaster East	\$ 1,030,000	14.01.2019
22 Dianne Street, Doncaster East	\$ 1,155,000	02.07.2019

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Comparable properties



\$1,198,000

30 Cassowary Street, Doncaster East, Victoria

DATE: 09.07.2019

PROPERTY TYPE: House

 3  1
 2  777 sqm x



\$1,030,000

23 Avocet Street, Doncaster East, Victoria

DATE: 14.01.2019

PROPERTY TYPE: House

 4  2
 1  708 sqm



\$1,155,000

22 Dianne Street, Doncaster East, Victoria

DATE: 02.07.2019

PROPERTY TYPE: House

 5  3
 2  673 sqm x

Our Difference



Average of only
21 days on market



We pay your
marketing fees



Highest price
guarantee