

## Statement of Information Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### properties offered for sale

Address  
Including suburb and  
postcode 8-14 Kalimna Crescent Doncaster 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/](http://consumer.vic.gov.au/) underquoting (\*Delete single price or range as applicable)

	Single price		Lower price		Higher price
8,10,12 & 14. Total land area approx. 3353m2	\$*	Or range between	\$6,900,000	&	\$7,100,000
8 & 10. Total land area approx. 1534m2	\$*	Or range between	\$3,150,000	&	\$3,250,000
12 & 14. Total land area approx. 1817m2	\$*	Or range between	\$3,750,000	&	\$3,850,000
10,12 & 14. Total land area approx. 2592m2	\$*	Or range between	\$5,350,000	&	\$5,500,000
	\$*	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

### Suburb median sale price

Median price \$1,570,000

Suburb Doncaster

Period - From Dec 2023 To Mar 2024

Source REIV

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the property for sale. These properties must be of the same type or class as the property for sale, been sold within the last six months, and located within two kilometres of the property for sale.

	Address of comparable property	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

	Address of comparable property	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

	Address of comparable property	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

	Address of comparable property	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

	Address of comparable property	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

**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: 26<sup>th</sup> April 2024