

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

21 Cantala Drive, Doncaster

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$1,450,000

Median sale price

Median price \$1,565,000

Property type House

Suburb Doncaster

Period - From July 2024

to

September
2024

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
1. 49 Koolkuna Avenue, Doncaster	\$ 1,405,000	17/7/2024
2. 190 Church Road, Doncaster	\$ 1,370,000	27/6/2024
3. 19 Glenfern Avenue, Doncaster	\$ 1,500,000	23/5/2024

This Statement of Information was prepared on: 2/10/2024

Comparable properties



\$ 1,405,000

49 Koolkuna Avenue, Doncaster, Victoria

DATE: 17/7/2024

PROPERTY TYPE: HOUSE



sqm



\$ 1,370,000

190 Church Road, Doncaster, Victoria

DATE: 27/6/2024

PROPERTY TYPE: HOUSE



sqm



\$ 1,500,000

19 Glenfern Avenue, Doncaster, Victoria

DATE: 23/5/2024

PROPERTY TYPE: HOUSE



sqm x

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Our Difference



Average of only
21 days on market



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