## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2/38 Cantala Drive, Doncaster Vic 3108

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$1,180,000		&		\$1,280,000			
Median sale p	rice							
Median price	\$680,000	Pro	operty Type	Unit			Suburb	Doncaster
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	6/22 Bayley Gr DONCASTER 3108	\$1,150,000	26/07/2024
2	1/16 Turana St DONCASTER 3108	\$1,170,000	06/04/2024
3	3/16 Corella St DONCASTER 3108	\$1,238,000	09/03/2024

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:

16/08/2024 10:00









**Property Type:** Townhouse **Land Size:** 288 sqm approx Agent Comments Indicative Selling Price \$1,180,000 - \$1,280,000 Median Unit Price June quarter 2024: \$680,000

# **Comparable Properties**



6/22 Bayley Gr DONCASTER 3108 (REI)



Price: \$1,150,000 Method: Private Sale Date: 26/07/2024 Property Type: Townhouse (Single) Agent Comments



1/16 Turana St DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,170,000 Method: Auction Sale Date: 06/04/2024 Property Type: Townhouse (Res) Land Size: 645 sqm approx



3/16 Corella St DONCASTER 3108 (REI/VG)



Agent Comments

Price: \$1,238,000 Method: Auction Sale Date: 09/03/2024 Property Type: Townhouse (Res)

#### Account - Barry Plant | P: 03 9842 8888



propertydata

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