

## 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

33 Caringal Avenue, Doncaster
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### 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)

Range Between 

\$1,200,000
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 & 

\$1,300,000
-------------

### Median sale price

Median price 

\$1,400,000
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 Property type 

House
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 Suburb 

Doncaster
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Period - From 

1/7/2024
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 to 

30/9/2024
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 Source 

REIV
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### 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. 46 Caringal Avenue, Doncaster	\$ 1,480,000	26/6/2024
2. 16 Mcleod Street, Doncaster	\$ 1,222,500	23/08/2024
3. 29 Caringal Avenue, Doncaster	\$ 1,480,750	26/10/2024

This Statement of Information was prepared on: 

18/11/2024
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## Comparable properties



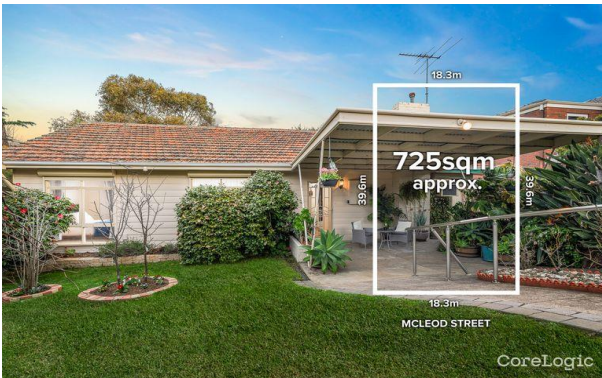
**\$ 1,480,000**

46 Caringal Avenue, Doncaster, Victoria

DATE: 26/6/2024

PROPERTY TYPE: HOUSE

 3  1  
 2  793sqm



**\$ 1,222,500**

16 McLeod Street, Doncaster, Victoria

DATE: 23/08/2024

PROPERTY TYPE: HOUSE

 3  1  
  725 sqm



**\$ 1,480,750**

29 Caringal Avenue, Doncaster, Victoria

DATE: 26/10/2024

PROPERTY TYPE: HOUSE

 4  3  
 3  805 sqm x

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## Our Difference



Average of only 21 days on market



We pay your marketing fees



Highest price guarantee