

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

3 CASCADE RETREAT DONCASTER VIC 3108

Indicative selling price

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

Single Price

or range
between

\$1,370,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,505,000

Property type

House

Suburb

Doncaster

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 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 CORELLA STREET DONCASTER VIC 3108	\$1,245,000	13-Oct-24
50 AUBURN CRESCENT DONCASTER VIC 3108	\$1,825,000	20-May-24
5A PLEASANT AVENUE DONCASTER VIC 3108	\$1,656,000	08-Jun-24

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 6 months.~~

This Statement of Information was prepared on: 22 October 2024



**1 CORELLA STREET DONCASTER
VIC 3108**

 4  3  2

Sold Price ^{RS} **\$1,245,000** Sold Date **13-Oct-24**

Distance **1.67km**



**50 AUBURN CRESCENT
DONCASTER VIC 3108**

 4  3  2

Sold Price **\$1,825,000** Sold Date **20-May-24**

Distance **0.3km**



**5A PLEASANT AVENUE
DONCASTER VIC 3108**

 4  3  2

Sold Price **\$1,656,000** Sold Date **08-Jun-24**

Distance **1.72km**

RS = Recent sale

UN = Undisclosed Sale

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