

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

25 Cantala Drive, Doncaster

Indicative selling price

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

Single price \$1,280,000

Median sale price

Median price \$1,265,000

Property type House

Suburb Doncaster

Period - From July 2020

to

Sept 2020

Source 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.

Address of comparable property	Price	Date of sale
1. 2 Penda Close, Doncaster	\$ 1,056,000	01/08/2020
2. 18 Eucalypt Avenue, Templestowe Lower	\$ 1,110,000	27/10/2020
3. 2 Walker Street, Doncaster	\$ 1,205,000	15/06/2020

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: 04/11/2020

Comparable properties



\$1,056,000

2 Penda Close, Doncaster, Victoria

DATE: 01/08/2020

PROPERTY TYPE: House

 4
  2
 2
 737 sqm



\$1,110,000

18 Eucalypt Avenue, Templestowe Lower, Victoria

DATE: 27/10/2020

PROPERTY TYPE: House

 4
  3
 2
 661 sqm



\$1,205,000

2 Walker Street, Doncaster, Victoria

DATE: 15/06/2020

PROPERTY TYPE: House

 4
  2
 2
 732 sqm

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21 days on market



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