

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

19 Calvin Crescent, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,100,000

&

\$1,210,000

Median sale price*

Median price

\$1,278,000

Property Type

House

Suburb

Doncaster East

Period - From

03/10/2019

to

03/04/2020

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	42 Gedye St DONCASTER EAST 3109	\$1,180,000	20/03/2020
2	6 Milan St DONCASTER EAST 3109	\$1,150,000	30/03/2020
3	78 Devon Dr DONCASTER EAST 3109	\$1,145,000	28/03/2020

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:

03/04/2020 15:26

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Indicative Selling Price

\$1,100,000 - \$1,210,000

Median House Price *

03/10/2019 - 03/04/2020: \$1,278,000

* Agent calculated median



Property Type: House

Land Size: 722 sqm approx

Agent Comments

Comparable Properties



42 Gedye St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,180,000

Method: Sold Before Auction

Date: 20/03/2020

Property Type: House (Res)

Land Size: 752 sqm approx



6 Milan St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,150,000

Method: Private Sale

Date: 30/03/2020

Rooms: 4

Property Type: House (Res)

Land Size: 762 sqm approx



78 Devon Dr DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,145,000

Method: Auction Sale

Date: 28/03/2020

Rooms: 7

Property Type: House (Res)

Land Size: 741 sqm approx