

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 13 Caladenia Circuit, Doncaster, VIC 3108

Indicative selling price

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

Price Range

\$1,050,000

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\$1,080,000

Median sale price

Median price

\$1,300,000

Property Type

Vacant Land

Suburb

Doncaster (3108)

Period - From

30/03/2020

to

30/03/2021

Source

Realestate

Comparable property sales

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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
14 CASON STREET, DONCASTER VIC 3108	\$1,550,000	23/09/2021
19 JOCELYN AVENUE, BALWYN NORTH VIC 3104	\$1,518,000	28/08/2021
27 PETTYS LANE, DONCASTER VIC 3108	\$1,480,000	02/10/2021

This Statement of Information was prepared on: 06/10/2021