

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 41 Caladenia Circuit, Doncaster, VIC 3108

Indicative selling price

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

Price Range \$1,850,000 & \$1,985,000

Median sale price

Median price \$1,475,000 Property Type House Suburb Doncaster (3108)

Period - From 01/02/2021 to 01/02/2022 Source Real Estate

Comparable property sales

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
27 DUNOON STREET, DONCASTER VIC 3108	\$1,933,000	11/02/2022
8 EARLS COURT, BALWYN NORTH VIC 3104	\$1,900,000	06/12/2021
58 WALNUT ROAD, BALWYN NORTH VIC 3104	\$1,938,800	22/10/2021

This Statement of Information was prepared on: 16/02/2022