

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

7 Carisbrook Court, Doncaster East VIC 3109

Indicative selling price

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

Single price

\$1,600,000

Median sale price

Median price

\$1,225,000

Property type

House

Suburb

Doncaster East

Period - From

April 2020

to

June 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. 36 Taunton Street, Doncaster East	\$1,350,000	31.07.2020
2. 5 Albany Way, Doncaster East	\$1,550,000	07.02.2020
3. 13 Harkaway Rise, Doncaster East	\$1,570,000	26.06.2020

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:

06.08.2020

Comparable properties



\$1,350,000

36 Taunton Street, Doncaster East, Victoria

DATE: 31.07.2020

PROPERTY TYPE: House

 4  3
 2  835 sqm x



\$1,550,000

5 Albany Way, Doncaster East, Victoria

DATE: 07.02.2020

PROPERTY TYPE: House

 5  2
 3  899 sqm



\$1,570,000

13 Harkaway Rise, Doncaster East, Victoria

DATE: 26.06.2020

PROPERTY TYPE: House

 5  2
 2  801 sqm x

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Our Difference



Average of only
21 days on market



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