

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

18 Cavalier Street, Doncaster East Vic 3109

Indicative selling price

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

Single price \$1,190,000

Median sale price

Median price \$1,295,000

House

X

Unit

Suburb Doncaster East

Period - From 01/10/2017

to 30/09/2018

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	53 Andersons Creek Rd DONCASTER EAST 3109	\$1,200,000	19/10/2018
2	52 Belinda Cr DONCASTER EAST 3109	\$1,200,000	28/07/2018
3	10 Bowen Rd DONCASTER EAST 3109	\$1,150,000	26/06/2018

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.

18 Cavalier Street, Doncaster East Vic 3109



4 1 2

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,190,000
Median House Price
Year ending September 2018: \$1,295,000

Comparable Properties



53 Andersons Creek Rd DONCASTER EAST 3109 (REI) **Agent Comments**

- - -

Price: \$1,200,000
Method: Private Sale
Date: 19/10/2018
Rooms: -
Property Type: House (Res)



52 Belinda Cr DONCASTER EAST 3109 (VG) **Agent Comments**

4 - -

Price: \$1,200,000
Method: Sale
Date: 28/07/2018
Rooms: -
Property Type: House (Res)
Land Size: 654 sqm approx



10 Bowen Rd DONCASTER EAST 3109 (REI/VG) **Agent Comments**

4 2 2

Price: \$1,150,000
Method: Sold Before Auction
Date: 26/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 649 sqm approx