

# Statement of information

Single residential property located in the Melbourne metropolitan area

SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

## Property offered for sale

Address Including suburb and postcode

2 Carawatha Road, Doncaster VIC 3108

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**SINGLE  
PRICE**

\$1,420,000

## Median sale price

**MEDIAN  
PRICE**

\$1,405,000

**HOUSE**

X

**SUBURB**

Doncaster

**PERIOD -  
FROM**

1<sup>st</sup> September 2018

**TO**

31<sup>st</sup> August 2018

**SOURCE**

CoreLogic

## Comparable property sales

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**

7 Boyd Street, Doncaster

\$1,400,000

05.07.2018

35 Council Street, Doncaster

\$1,505,000

24.05.2018

3 The Glades, Doncaster

\$1,438,000

01.05.2018

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## Comparable properties



**\$1,400,000**

7 Boyd Street, Doncaster, Victoria

**DATE:** 05.07.2018

**PROPERTY TYPE:** House

 4  2  
 3  750 sqm x



**\$1,505,000**

35 Council Street, Doncaster, Victoria

**DATE:** 24.05.2018

**PROPERTY TYPE:** House

 4  2  
 2  665 sqm x



**\$1,438,000**

3 The Glades, Doncaster, Victoria

**DATE:** 01.05.2018

**PROPERTY TYPE:** House

 4  2  
 2  647 sqm x

## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee