

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

13/27 Cavalier Street, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$764,000

House

Unit

X

Suburb

Doncaster East

Period - From

01/04/2018

to

30/06/2018

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	8/34 Bowen Rd DONCASTER EAST 3109	\$658,000	30/04/2018
2	6/33-35 Franklin Rd DONCASTER EAST 3109	\$650,000	22/09/2018
3	1/7-11 Darcy St DONCASTER 3108	\$603,500	06/09/2018

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.

13/27 Cavalier Street, Doncaster East Vic 3109



 2  1  1

Rooms:
Property Type: Townhouse
(Single)
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
June quarter 2018: \$764,000

Comparable Properties



8/34 Bowen Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  1  1

Price: \$658,000
Method: Private Sale
Date: 30/04/2018
Rooms: -
Property Type: Unit
Land Size: 407 sqm approx



6/33-35 Franklin Rd DONCASTER EAST 3109 (REI)

Agent Comments

 2  1  1

Price: \$650,000
Method: Auction Sale
Date: 22/09/2018
Rooms: -
Property Type: Unit



1/7-11 Darcy St DONCASTER 3108 (REI/VG)

Agent Comments

 2  1  2

Price: \$603,500
Method: Private Sale
Date: 06/09/2018
Rooms: 4
Property Type: Unit