

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

Cranbrook STREET DONCASTER VIC 3108

Indicative selling price

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

Single Price

\$1,295,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,290,000

Property type

Land

Suburb

Doncaster

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

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 6 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

5 FROMHOLD DRIVE DONCASTER VIC 3108	\$1,320,000	07-Sep-22
10 TUDOR ROAD DONCASTER VIC 3108	\$1,200,000	19-Oct-21

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 6 months.

This Statement of Information was prepared on: 04 April 2023

**5 FROMHOLD DRIVE DONCASTER
VIC 3108**3  3  2 

Sold Price

\$1,320,000

Sold Date

07-Sep-22

Distance

1.61km**10 TUDOR ROAD DONCASTER VIC
3108**3  3  2 

Sold Price

\$1,200,000

Sold Date

19-Oct-21

Distance

2.02km

RS = Recent sale

UN = Undisclosed Sale

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