

# 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

37 Caringal Avenue, Doncaster Vic 3108

### Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$1,500,000

Property Type House

Suburb Doncaster

Period - From 01/04/2022

to 30/06/2022

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 Box Hill Cr MONT ALBERT NORTH 3129	\$1,250,000	28/07/2022
2	47 Tram Rd DONCASTER 3108	\$1,238,888	10/09/2022
3	57 Peter St BOX HILL NORTH 3129	\$1,076,500	23/07/2022

**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:

10/09/2022 15:58



**Property Type:**

Agent Comments

## Comparable Properties



**36 Box Hill Cr MONT ALBERT NORTH 3129 (REI)**

Agent Comments



**Price:** \$1,250,000

**Method:** Sold Before Auction

**Date:** 28/07/2022

**Property Type:** House (Res)

**Land Size:** 784 sqm approx



**47 Tram Rd DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$1,238,888

**Method:** Auction Sale

**Date:** 10/09/2022

**Property Type:** House

**Land Size:** 696 sqm approx



**57 Peter St BOX HILL NORTH 3129 (REI)**

Agent Comments



**Price:** \$1,076,500

**Method:** Auction Sale

**Date:** 23/07/2022

**Property Type:** House (Res)

**Land Size:** 695 sqm approx