

# 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 59 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 \$1,250,000 & \$1,350,000

### Median sale price

Median price \$1,210,000 Property type House Suburb Doncaster

Period - From 01/01/2019 to 31/12/2019 Source Price Finder

### 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 1 Davis St, DONCASTER VIC 3108	\$1,350,000	19/12/2019
2 47 Finlayson St, DONCASTER 3108	\$1,366,500	07/09/2019
3 16 Riviera Ave, DONCASTER 3108	\$1,380,000	02/08/2019

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: 03/02/2020