

## 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

18 Caringal Avenue, Doncaster

**Indicative selling price**

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

Range Between 

\$1,500,000

 & 

\$1,600,000

**Median sale price**Median price 

\$ 1,460,000

 Property type 

HOUSE

 Suburb 

DONCASTER

Period - From 

APRIL 21

 to 

JUNE 21

 Source 

REIV

**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
1 8 Caringal Avenue, Doncaster	\$1,750,000	5/8/21
2 16 Bayley grove, Doncaster	\$1,720,000	13/5/21
3 33 Anthony Avenue, Doncaster	\$1,526,000	29/5/21

This Statement of Information was prepared on: 

6/12/2021

## Comparable properties



**\$1,750,000**

8 Caringal Avenue, Doncaster, Victoria

DATE: 5/8/21

PROPERTY TYPE: HOUSE

 3     2  
 2     1,223 sqm



**\$1,720,000**

16 Bayley Grove, Doncaster, Victoria

DATE: 13/5/21

PROPERTY TYPE: HOUSE

 3     1  
 2     804 sqm



**\$1,526,000**

33 Anthony Avenue, Doncaster, Victoria

DATE: 29/5/21

PROPERTY TYPE: HOUSE

 4     3  
 2     869 sqm x

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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee