

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 35 Caringal Avenue, Doncaster, VIC 3108

Indicative selling price

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

Price Range

\$1,320,000

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\$1,390,000

Median sale price

Median price

\$1,370,000

Property Type

House

Suburb

Doncaster (3108)

Period - From

28/07/2020

to

28/07/2021

Source

Real Estate

Comparable property sales

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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
18 CARINGAL AVENUE, DONCASTER VIC 3108	\$1,490,000	17/12/2021
94 RATHMULLEN QUADRANT, DONCASTER VIC 3108	\$1,408,000	01/09/2022
41 TIMBER RIDGE, DONCASTER VIC 3108	\$1,382,000	27/08/2022

This Statement of Information was prepared on: 11/04/2022