

## 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

6 Calvin Crescent, Doncaster East Vic 3109

#### Indicative selling price

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

Single price

\$1,500,000

#### Median sale price

Median price

\$1,210,000

House

X

Suburb

Doncaster East

Period - From

01/01/2017

to

31/03/2017

Source

REIV

#### Comparable property sales

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
39 Kiewa St DONCASTER 3108	\$1,542,000	08/04/2017
93 St Clems Rd DONCASTER EAST 3109	\$1,510,000	08/04/2017
26 Dehnert St DONCASTER EAST 3109	\$1,500,000	22/04/2017



**Rooms:**  
**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,500,000  
**Median House Price**  
March quarter 2017: \$1,210,000

## Comparable Properties



**39 Kiewa St DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$1,542,000  
**Method:** Auction Sale  
**Date:** 08/04/2017  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 980 sqm



**93 St Clems Rd DONCASTER EAST 3109 (REI)**

Agent Comments



**Price:** \$1,510,000  
**Method:** Auction Sale  
**Date:** 08/04/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 848 sqm



**26 Dehnert St DONCASTER EAST 3109 (REI)**

Agent Comments



**Price:** \$1,500,000  
**Method:** Auction Sale  
**Date:** 22/04/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 652 sqm