

## 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

8 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) (\*Delete single price or range as applicable)Single price 

\$1.650.000

**Median sale price**Median price 

\$1,460,000

Property type 

House

Suburb 

Doncaster

Period - From 

APR 21

to

JUN 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
24 Tram Road, Doncaster	\$1,750,000	27.05.2021
8 Paul Street, Doncaster	\$1,606,000	17.04.2021
33 Anthony Avenue, Doncaster	\$1,526,000	29.05.2021

This Statement of Information was prepared on: 

28/07/2021

## Comparable properties



**\$1,750,000**

24 Tram Road, Doncaster, Victoria

DATE: 27.05.2021

PROPERTY TYPE: House

 3  1  
 1  1,011 sqm



**\$1,606,000**

8 Paul Street, Doncaster, Victoria

DATE: 17.04.2021

PROPERTY TYPE: House

 4  1  
 2  1,011 sqm



**\$1,526,000**

33 Anthony Avenue, Doncaster, Victoria

DATE: 29.05.2021

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