

## 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

25 Capricorn Avenue, Doncaster East
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### 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

\$1,398,000
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### Median sale price

Median price

\$1,650,000
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Property type

House
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Suburb

Doncaster East
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Period - From

1/7/2023
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to

30/09/2023
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Source

REIV
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### 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. 5 McCubbin Terrace, Doncaster East	\$ 1,480,000	21/10/2023
2. 7 Sanders Road, Doncaster East	\$ 1,460,000	13/09/2023
3. 15 Sanders Road, Doncaster East	\$ 1,375,000	18/07/2023

This Statement of Information was prepared on: 

13/12/2023
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## Comparable properties



**\$ 1,480,000**

5 McCubbin Terrace, Doncaster East, Victoria

DATE: 21/10/2023

PROPERTY TYPE: HOUSE

 3  2  
 2  615 sqm



**\$ 1,460,000**

7 Sanders Road, Doncaster East, Victoria

DATE: 13/09/2023

PROPERTY TYPE: HOUSE

 4  2  
 2  655 sqm



**\$ 1,375,000**

15 Sanders Road, Doncaster East, Victoria

DATE: 18/07/2023

PROPERTY TYPE: HOUSE

 4   
 2  654 sqm x

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## Our Difference



Average of only 21 days on market



We pay your marketing fees



Highest price guarantee