

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

30 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)

Range between \$1,800,000 & \$1,900,000

### Median sale price

Median price \$1,595,000 Property Type House Suburb Doncaster

Period - From 01/04/2023 to 30/06/2023 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

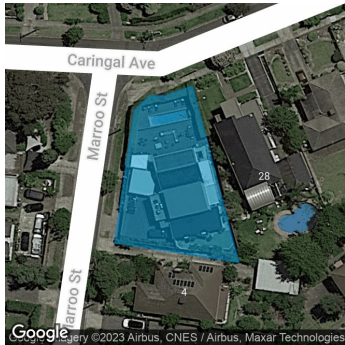
|   | Address of comparable property | Price       | Date of sale |
|---|--------------------------------|-------------|--------------|
| 1 | 20 Prunella CI DONCASTER 3108  | \$1,900,000 | 31/08/2023   |
| 2 | 4 Toronto Av DONCASTER 3108    | \$1,874,000 | 02/04/2023   |
| 3 | 14 Prunella CI DONCASTER 3108  | \$1,760,000 | 17/05/2023   |

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

27/09/2023 14:41



 4  2  2

**Property Type:** House  
**Land Size:** 756 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,800,000 - \$1,900,000  
**Median House Price**  
June quarter 2023: \$1,595,000

## Comparable Properties



**20 Prunella CI DONCASTER 3108 (REI)**

**Agent Comments**

 4  2  3

**Price:** \$1,900,000  
**Method:** Sold Before Auction  
**Date:** 31/08/2023  
**Property Type:** House (Res)  
**Land Size:** 654 sqm approx



**4 Toronto Av DONCASTER 3108 (REI/VG)**

**Agent Comments**

 5  3  2

**Price:** \$1,874,000  
**Method:** Auction Sale  
**Date:** 02/04/2023  
**Property Type:** House (Res)  
**Land Size:** 720 sqm approx



**14 Prunella CI DONCASTER 3108 (REI/VG)**

**Agent Comments**

 5  3  2

**Price:** \$1,760,000  
**Method:** Sold Before Auction  
**Date:** 17/05/2023  
**Property Type:** House (Res)  
**Land Size:** 778 sqm approx

**Account - Barry Plant | P: 03 9842 8888**