

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 34 Cantala Drive, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,280,000 & \$1,380,000

Median sale price

Median price \$1,570,000 Property Type House Suburb Doncaster

Period - From 01/04/2023 to 31/03/2024 Source REIV

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

A* 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	8 Somerville St DONCASTER 3108	\$1,401,888	15/01/2024
2	36 Marianne Way DONCASTER 3108	\$1,350,000	01/04/2024
3	163 High St DONCASTER 3108	\$1,291,000	16/12/2023

OR

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

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Indicative Selling Price

\$1,280,000 - \$1,380,000

Median House Price

Year ending March 2024: \$1,570,000



Property Type:

Divorce/Estate/Family Transfers

Land Size: 727 sqm approx

Agent Comments

Comparable Properties



8 Somerville St DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,401,888

Method: Private Sale

Date: 15/01/2024

Property Type: House

Land Size: 693 sqm approx



36 Marianne Way DONCASTER 3108 (REI)

Agent Comments



Price: \$1,350,000

Method: Private Sale

Date: 01/04/2024

Property Type: House

Land Size: 737 sqm approx



163 High St DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,291,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)

Land Size: 728 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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