

# 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 46 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 \$1,290,000 & \$1,390,000

### 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 Morrison Cr DONCASTER 3108	\$1,360,000	20/04/2024
2	82 Wilsons Rd DONCASTER 3108	\$1,410,000	13/04/2024
3	12 Log School Rd DONCASTER 3108	\$1,415,000	04/05/2024

**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.~~

This Statement of Information was prepared on: 24/05/2024 15:59



3   1   2

**Property Type:** House  
**Land Size:** 793 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,290,000 - \$1,390,000  
**Median House Price**  
Year ending March 2024: \$1,570,000

## Comparable Properties



**8 Morrison Cr DONCASTER 3108 (REI)**

**Agent Comments**

4   3   1

**Price:** \$1,360,000  
**Method:** Auction Sale  
**Date:** 20/04/2024  
**Property Type:** House (Res)  
**Land Size:** 1077 sqm approx



**82 Wilsons Rd DONCASTER 3108 (REI)**

**Agent Comments**

4   2   2

**Price:** \$1,410,000  
**Method:** Auction Sale  
**Date:** 13/04/2024  
**Property Type:** House (Res)  
**Land Size:** 748 sqm approx



**12 Log School Rd DONCASTER 3108 (REI)**

**Agent Comments**

3   1   3

**Price:** \$1,415,000  
**Method:** Auction Sale  
**Date:** 04/05/2024  
**Property Type:** House (Res)  
**Land Size:** 651 sqm approx

**Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481**