

Statement of Information

Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address
Including suburb and
postcode

8,1 & 2/23 Carawatha Road, Doncaster Vic 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| Unit type or class e.g. One bedroom units | Single price | | Lower price | & | Higher price |
|----------------------------------------------|--------------|------------------|-------------|---|--------------|
| 8/23 Carawatha 2 bed, 2 bath, 1 car | | Or range between | \$830,000 | | \$870,000 |
| 1/23 Carawatha 2 bed, 2 bath, 1 car | | Or range between | \$680,000 | | \$720,000 |
| 2/23 Carawatha 1 bed, 1 bath, 1 car | | Or range between | \$420,000 | | \$460,000 |
| | | Or range between | | | |
| | | Or range between | | | |

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$596,500

Suburb Doncaster

Period - From 01/01/2024

to 31/03/2024

Source REIV

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

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

e.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|-------------------------------------|------------------------------------|--------------|---------------------|
| 8/23 Carawatha 2 bed, 2 bath, 1 car | 5/23 Carawatha Rd DONCASTER 3108 | \$720,000 | 16/05/2024 |
| | 103/23 Carawatha Rd DONCASTER 3108 | \$705,000 | 16/05/2024 |
| | 1002/5 Elgar Ct DONCASTER 3108 | \$1,080,000 | 20/03/2024 |

Unit type or class

e.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|-------------------------------------|--------------------------------------|--------------|---------------------|
| 1/23 Carawatha 2 bed, 2 bath, 1 car | 5/23 Carawatha Rd DONCASTER 3108 | \$720,000 | 16/05/2024 |
| | 103/23 Carawatha Rd DONCASTER 3108 | \$705,000 | 16/05/2024 |
| | 1023/642 Doncaster Rd DONCASTER 3108 | \$655,000 | 11/04/2024 |

Unit type or class

e.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|-------------------------------------|------------------------------------|--------------|---------------------|
| 2/23 Carawatha 1 bed, 1 bath, 1 car | 202/88 Tram Rd DONCASTER 3108 | \$374,500 | 27/03/2024 |
| | 315/59 Stables Cirt DONCASTER 3108 | \$475,000 | 27/03/2024 |
| | 413/59 Stables Cirt DONCASTER 3108 | \$475,000 | 15/02/2024 |

Unit type or class

e.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|--|-----------------------------------|--------------|---------------------|
| | | | |
| | | | |
| | | | |

Unit type or class

e.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|--|-----------------------------------|--------------|---------------------|
| | | | |
| | | | |
| | | | |

OR

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

This Statement of Information was prepared on:

13/06/2024 16:19