

# 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 8/25 Cavalier Street, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$980,000 & \$1,050,000

### Median sale price

Median price \$1,000,000 Property Type Unit Suburb Doncaster East

Period - From 01/10/2023 to 31/12/2023 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	1/70 Thea Gr DONCASTER EAST 3109	\$1,100,000	15/09/2023
2	11/7-9 Mitcham Rd DONVALE 3111	\$1,002,000	16/12/2023
3	5 Minaki Av DONCASTER EAST 3109	\$1,000,000	14/10/2023

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.~~

This Statement of Information was prepared on: 19/02/2024 16:58



 3    2    2

**Property Type:** Unit

**Land Size:** 259 sqm approx

Agent Comments

## Comparable Properties



**1/70 Thea Gr DONCASTER EAST 3109 (REI/VG)**

Agent Comments

 3    1    2

**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 15/09/2023

**Property Type:** House

**Land Size:** 332 sqm approx



**11/7-9 Mitcham Rd DONVALE 3111 (REI)**

Agent Comments

 3    2    2

**Price:** \$1,002,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Property Type:** Unit

**Land Size:** 238 sqm approx



**5 Minaki Av DONCASTER EAST 3109 (REI/VG)** Agent Comments

 3    2    1

**Price:** \$1,000,000

**Method:** Auction Sale

**Date:** 14/10/2023

**Property Type:** Unit

**Land Size:** 428 sqm approx