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	4/25 Cavalier Street, Doncaster East Vic 3109

Indicative selling price

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

Range between $870,000 & $940,000

Median sale price

Median price $1,544,000 Property Type House Suburb Doncaster East

Period - From 01/04/2021 to 31/03/2022 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	3/14 Churchill St DONCASTER EAST 3109	$1,150,000	14/04/2022
2	3/89-91 Blackburn Rd DONCASTER EAST 3109	$930,000	14/05/2022
3	2/20 Corella St DONCASTER 3108	$830,000	13/05/2022

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: 30/05/2022 17:54

4/25 Cavalier Street, Doncaster East Vic 3109



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$870,000 - $940,000
Median House Price
Year ending March 2022: $1,544,000

Comparable Properties



3/14 Churchill St DONCASTER EAST 3109 (REI)

3 2 2

Price: $1,150,000
Method: Private Sale
Date: 14/04/2022
Property Type: Townhouse (Single)

Agent Comments



3/89-91 Blackburn Rd DONCASTER EAST 3109 (REI)

3 2 1

Price: $930,000
Method: Auction Sale
Date: 14/05/2022
Property Type: Unit

Agent Comments



2/20 Corella St DONCASTER 3108 (REI)

3 2 1

Price: $830,000
Method: Private Sale
Date: 13/05/2022
Property Type: Townhouse (Res)

Agent Comments

Account - Hoskins | P: 98747677, 9722 9755

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