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

19 Calvin Crescent, Doncaster East Vic 3109

Indicative selling price

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

Single price | $1,499,000

Median sale price

| Median price | $1,600,000 | Property Type | House | Suburb | Doncaster East |

| Period - From | 01/07/2024 | to | 30/09/2024 | 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	45 Belinda Cr DONCASTER EAST 3109	$1,450,000	12/10/2024
2	6 Kauri Ct DONCASTER EAST 3109	$1,500,000	21/09/2024
3			

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: | 02/12/2024 10:44

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🛏 4   🛁 2   🚗 4

Property Type: House (Res)
Land Size: 729 sqm approx

Agent Comments

Indicative Selling Price
$1,499,000
Median House Price
September quarter 2024: $1,600,000

Comparable Properties

45 Belinda Cr DONCASTER EAST 3109 (REI)

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Price: $1,450,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)
Land Size: 648 sqm approx

Agent Comments

6 Kauri Ct DONCASTER EAST 3109 (REI)

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Price: $1,500,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 752 sqm approx

Agent Comments

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.