

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 6 Callistemon Court, Doncaster East, VIC 3109

Indicative selling price

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

Price Range

\$1,230,000

&

\$1,260,000

Median sale price

Median price

\$1,250,000

Property Type

House

Suburb

Doncaster East (3109)

Period - From

09/05/2020

to

09/05/2021

Source

Pricefinder

Comparable property sales

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
33 WOODHOUSE ROAD, DONCASTER EAST VIC 3109	\$1,250,000	25/03/2021
18 LONG VALLEY WAY, DONCASTER EAST VIC 3109	\$1,250,000	08/05/2021
46 WOODHOUSE ROAD, DONCASTER EAST VIC 3109	\$1,220,000	03/12/2020

This Statement of Information was prepared on: 09/05/2021