

# 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

10/27 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 \$620,000 & \$680,000

### Median sale price

Median price \$839,000 Property Type Unit Suburb Doncaster East

Period - From 01/10/2020 to 31/12/2020 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	74/37 Victoria St DONCASTER 3108	\$665,000	09/02/2021
2	4/1141 Doncaster Rd DONVALE 3111	\$635,000	27/02/2021
3	1/227 Blackburn Rd DONCASTER EAST 3109	\$625,000	14/01/2021

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:

29/03/2021 08:38



**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$620,000 - \$680,000

**Median Unit Price**

December quarter 2020: \$839,000

## Comparable Properties

**74/37 Victoria St DONCASTER 3108 (VG)**

Agent Comments



**Price:** \$665,000

**Method:** Sale

**Date:** 09/02/2021

**Property Type:** Retirement Village Individual  
Flat/Unit



**4/1141 Doncaster Rd DONVALE 3111 (REI)**

Agent Comments



**Price:** \$635,000

**Method:** Auction Sale

**Date:** 27/02/2021

**Rooms:** 4

**Property Type:** Unit



**1/227 Blackburn Rd DONCASTER EAST 3109 (REI/VG)**

Agent Comments



**Price:** \$625,000

**Method:** Private Sale

**Date:** 14/01/2021

**Rooms:** 4

**Property Type:** Unit

**Land Size:** 224 sqm approx