

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 Banool Quadrant, Doncaster East Vic 3109

Indicative selling price

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

Single price

\$1,420,000

Median sale price

Median price

\$1,400,000

Property Type

House

Suburb

Doncaster East

Period - From

01/01/2021

to

31/03/2021

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	54 Worthing Av DONCASTER EAST 3109	\$1,455,000	13/03/2021
2	2 Amdura Rd DONCASTER EAST 3109	\$1,410,000	05/12/2020
3	1 Worthing Av DONCASTER EAST 3109	\$1,388,000	18/03/2021

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:

17/05/2021 10:04



 3
  1
  2

Property Type: House (Res)

Land Size: 737 sqm approx

Agent Comments

Indicative Selling Price

\$1,420,000

Median House Price

March quarter 2021: \$1,400,000

Comparable Properties



54 Worthing Av DONCASTER EAST 3109
(REI/VG)

Agent Comments

 3
  1
  2

Price: \$1,455,000

Method: Auction Sale

Date: 13/03/2021

Property Type: House (Res)

Land Size: 669 sqm approx



2 Amdura Rd DONCASTER EAST 3109
(REI/VG)

Agent Comments

 3
  1
  1

Price: \$1,410,000

Method: Auction Sale

Date: 05/12/2020

Property Type: House (Res)

Land Size: 725 sqm approx



1 Worthing Av DONCASTER EAST 3109 (VG)

Agent Comments

 3
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Price: \$1,388,000

Method: Sale

Date: 18/03/2021

Property Type: Surgery

Land Size: 668 sqm approx