# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

# Property offered for sale

Address	19 Banool Quadrant, Doncaster East Vic 3109
Including suburb and	
postcode	

#### 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	Pro	perty 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

7,01	aress of comparable property	1 1100	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

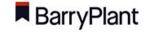
#### OR

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



Date of sale







**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)

(KEI/VO)

**•** 1

**2** 

**Price:** \$1,455,000 **Method:** Auction Sale **Date:** 13/03/2021

**Property Type:** House (Res) **Land Size:** 669 sqm approx

**Agent Comments** 



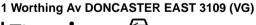




**Price:** \$1,410,000 **Method:** Auction Sale **Date:** 05/12/2020

**Property Type:** House (Res) **Land Size:** 725 sqm approx

Agent Comments





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Price: \$1,388,000 Method: Sale Date: 18/03/2021 Property Type: Surgery Land Size: 668 sqm approx **Agent Comments** 

**Account** - Barry Plant | P: 03 9842 8888



