

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

26 Newlands Crescent,  
DONCASTER EAST 3109

House



4 beds



2 baths



2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range from \$ 1,350,000 - \$ 1,485,000**

### Median sale price

Median **House** for **Doncaster East** for period **Jan 2017 - Mar 2017**  
Sourced from **Property Data**.

**\$ 1,210,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**2 Twyford Cl,**  
Doncaster East 3109

**Price \$ 1,480,000** Sold 08 April 2017

**74 Pine Hill Dr,**  
Doncaster East 3109

**Price \$ 1,354,000** Sold 28 March 2017

**5 Nolan Cl,**  
Doncaster East 3109

**Price \$ 1,470,000** Sold 06 November 2016

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Property Data.

### Contact agents

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### Woodards Manningham

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