

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

32 Brindy Crescent, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,850,000

&

\$2,000,000

Median sale price

Median price

\$1,650,000

Property Type

House

Suburb

Doncaster East

Period - From

19/02/2023

to

18/02/2024

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	7A Maxia Rd DONCASTER EAST 3109	\$2,000,000	02/12/2023
2	43A Elizabeth St DONCASTER EAST 3109	\$1,950,000	18/11/2023
3	9a Lionel St DONCASTER EAST 3109	\$1,818,000	09/12/2023

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:

19/02/2024 10:56



5 3 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,850,000 - \$2,000,000

Median House Price

19/02/2023 - 18/02/2024: \$1,650,000

Comparable Properties



7A Maxia Rd DONCASTER EAST 3109 (REI)

Agent Comments

4 3 2

Price: \$2,000,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)

Land Size: 505 sqm approx



43A Elizabeth St DONCASTER EAST 3109 (REI)

Agent Comments

4 3 2

Price: \$1,950,000

Method: Auction Sale

Date: 18/11/2023

Property Type: House (Res)

Land Size: 367 sqm approx



9a Lionel St DONCASTER EAST 3109 (REI/VG) Agent Comments

4 3 2

Price: \$1,818,000

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)

Land Size: 363 sqm approx