

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

2/1 Banool Quadrant, Doncaster East Vic 3109

Indicative selling price

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

Range between \$850,000 & \$890,000

Median sale price

Median price \$900,000 Property Type Unit Suburb Doncaster East

Period - From 01/07/2019 to 30/06/2020 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	5/347 Blackburn Rd TEMPLESTOWE 3106	\$885,000	15/08/2020
2	1/49 Banool Qdrnt DONCASTER EAST 3109	\$870,800	26/06/2020
3	3/40 Russell Cr DONCASTER EAST 3109	\$868,888	03/05/2020

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:

02/10/2020 11:51

 3  2  2

Rooms: 4

Property Type: Strata Unit/Flat

[Agent Comments](#)

Indicative Selling Price

\$850,000 - \$890,000

Median Unit Price

Year ending June 2020: \$900,000

Comparable Properties



5/347 Blackburn Rd TEMPLESTOWE 3106 (REI)

[Agent Comments](#)

 3  3  2

Price: \$885,000

Method: Private Sale

Date: 15/08/2020

Property Type: Townhouse (Res)



1/49 Banool Qdrnt DONCASTER EAST 3109 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$870,800

Method: Private Sale

Date: 26/06/2020

Property Type: Townhouse (Single)

Land Size: 387 sqm approx



3/40 Russell Cr DONCASTER EAST 3109 (REI/VG)

[Agent Comments](#)

 3  1  2

Price: \$868,888

Method: Private Sale

Date: 03/05/2020

Rooms: 5

Property Type: Townhouse (Res)