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

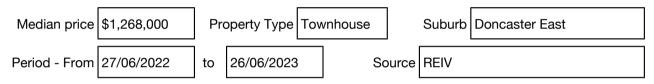
4/27-29 Brindy Crescent, Doncaster East Vic 3109

Indicative selling price

For the meanin	a of this	nrice see	consumer vic ac	ov.au/underquoting
	9 01 1113	price 366	consumer.vic.ge	v.au/unaciquoting

Single price \$1,600,000

Median sale price



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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	14a Ascot St DONCASTER EAST 3109	\$1,621,000	23/06/2023
2	21A Thea Gr DONCASTER EAST 3109	\$1,595,000	06/04/2023
3			

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:

27/06/2023 17:55





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Property Type: Townhouse **Land Size:** 243 sqm approx Agent Comments Indicative Selling Price \$1,600,000 Median Townhouse Price 27/06/2022 - 26/06/2023: \$1,268,000

Comparable Properties



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.

Account - VICPROP

propertydata



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