

# 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 meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$1,600,000

### Median sale price

Median price \$1,268,000

Property Type Townhouse

Suburb Doncaster East

Period - From 27/06/2022

to 26/06/2023

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	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

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

VICPROP

Victor Zhang  
0488699991  
victor.zhang@vicprop.com.au



4 3 2

**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



**14a Ascot St DONCASTER EAST 3109 (REI)**

Agent Comments

4 3 2

**Price:** \$1,621,000

**Method:** Private Sale

**Date:** 23/06/2023

**Property Type:** House



**21A Thea Gr DONCASTER EAST 3109 (REI)**

Agent Comments

4 2 2

**Price:** \$1,595,000

**Method:** Private Sale

**Date:** 06/04/2023

**Property Type:** Townhouse (Res)

**Land Size:** 428 sqm approx

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



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