

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

8 Nolan Close, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,278,000

Property Type House

Suburb Doncaster East

Period - From 01/10/2019

to 31/12/2019

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 Wenke Ct DONCASTER EAST 3109	\$1,436,000	04/11/2019
2	29 Bali Hi Blvd TEMPLESTOWE 3106	\$1,386,000	28/11/2019
3	117 George St DONCASTER EAST 3109	\$1,365,000	16/11/2019

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:

11/02/2020 21:50



Property Type: House (Previously Occupied - Detached)

Land Size: 950 sqm approx

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

December quarter 2019: \$1,278,000

Comparable Properties



5 Wenke Ct DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,436,000

Method: Sold Before Auction

Date: 04/11/2019

Rooms: 8

Property Type: House (Res)

Land Size: 839 sqm approx



29 Bali Hi Blvd TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,386,000

Method: Private Sale

Date: 28/11/2019

Property Type: House

Land Size: 953 sqm approx



117 George St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,365,000

Method: Auction Sale

Date: 16/11/2019

Rooms: 9

Property Type: House (Res)

Land Size: 623 sqm approx