## 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	12 Fernlea Crescent, Doncaster East Vic 3109

#### Indicative selling price

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

Range between \$1,250,000	&	\$1,350,000
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#### Median sale price

Median price	\$1,310,000	Pro	perty Type H	ouse	]	Suburb	Doncaster East
Period - From	01/10/2020	to	31/12/2020	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	10 Princeton PI TEMPLESTOWE 3106	\$1,335,000	18/03/2021
2	317 Porter St TEMPLESTOWE 3106	\$1,320,000	18/03/2021
3	1 Diamond Ct DONCASTER EAST 3109	\$1,308,000	24/12/2020

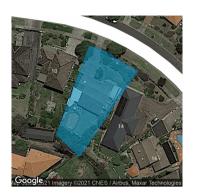
#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	22/03/2021 16:53













Property Type: House

Land Size: 867.564 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,250,000 - \$1,350,000 **Median House Price** 

December quarter 2020: \$1,310,000

## Comparable Properties



10 Princeton PI TEMPLESTOWE 3106 (REI)





**Agent Comments** 

Price: \$1,335,000 Method: Private Sale Date: 18/03/2021

Property Type: House (Res) Land Size: 800 sqm approx



317 Porter St TEMPLESTOWE 3106 (REI)





Price: \$1,320,000 Method: Private Sale Date: 18/03/2021 Property Type: House Land Size: 772 sqm approx **Agent Comments** 



1 Diamond Ct DONCASTER EAST 3109 (REI)





Price: \$1,308,000 Method: Private Sale Date: 24/12/2020 Property Type: House Agent Comments

Account - Philip Webb



