

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 Banool Quadrant, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$1,600,000 Property Type House Suburb Doncaster East

Period - From 01/07/2024 to 30/09/2024 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 Vaucluse Ct DONVALE 3111 | \$1,318,000 | 04/10/2024 |
| 2 | 426 Serpells Tce DONVALE 3111 | \$1,235,000 | 28/09/2024 |
| 3 | 6 Vaucluse Ct DONVALE 3111 | \$1,282,000 | 31/08/2024 |

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:

23/12/2024 11:19



3 bedrooms 1 bathroom 2 cars

Property Type: House (Res)

Land Size: 464 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,320,000

Median House Price

September quarter 2024: \$1,600,000

Comparable Properties



5 Vaucluse Ct DONVALE 3111 (REI/VG)

Agent Comments

4 bedrooms 2 bathrooms 2 cars

Price: \$1,318,000

Method: Private Sale

Date: 04/10/2024

Property Type: House (Res)



426 Serpells Tce DONVALE 3111 (REI/VG)

Agent Comments

3 bedrooms 2 bathrooms 1 car

Price: \$1,235,000

Method: Private Sale

Date: 28/09/2024

Property Type: House

Land Size: 345 sqm approx



6 Vaucluse Ct DONVALE 3111 (REI/VG)

Agent Comments

3 bedrooms 2 bathrooms 2 cars

Price: \$1,282,000

Method: Auction Sale

Date: 31/08/2024

Property Type: House (Res)

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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