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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,200,000		&		\$1,320,000			
Median sale p	rice							
Median price	\$1,600,000	Pro	operty Type	Type House			Suburb	Doncaster East
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Ado	dress 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



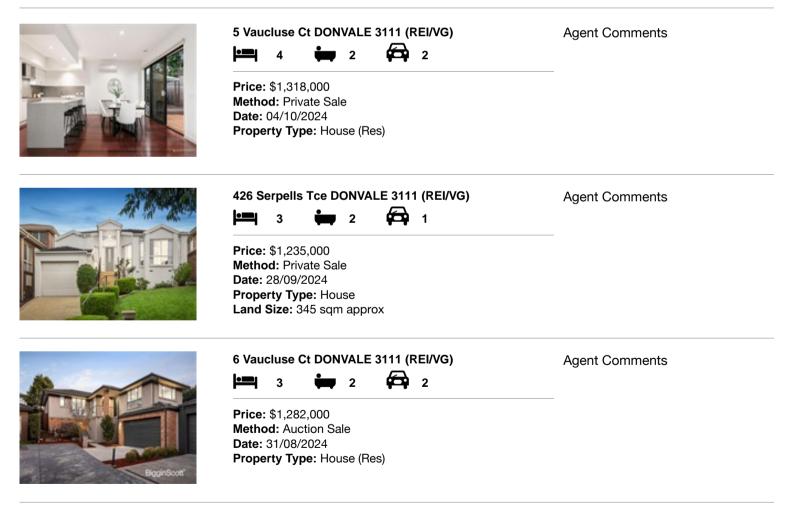
RT Edgar





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



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



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