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

5 Jonquil Court, Doncaster East Vic 3109

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ing		
Range betwee	\$1,900,000		&		\$2,090,000			
Median sale p	rice							
Median price	\$1,566,750	Pro	operty Type	Hous	se		Suburb	Doncaster East
Period - From	01/10/2021	to	31/12/2021		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.

Ade	dress of comparable property	Price	Date of sale
1	30 Leawarra Cr DONCASTER EAST 3109	\$2,101,000	28/10/2021
2	11 Newlands Cr DONCASTER EAST 3109	\$2,050,000	08/12/2021
3	45 Pine Hill Dr DONCASTER EAST 3109	\$1,950,000	30/11/2021

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.

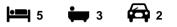
This Statement of Information was prepared on:

11/04/2022 11:11



RT Edgar





Property Type: House **Land Size:** 888 sqm approx Agent Comments Indicative Selling Price \$1,900,000 - \$2,090,000 Median House Price December quarter 2021: \$1,566,750

Comparable Properties



30 Leawarra Cr DONCASTER EAST 3109 (REI/VG)



Price: \$2,101,000 Method: Private Sale Date: 28/10/2021 Property Type: House Land Size: 783 sqm approx Agent Comments



11 Newlands Cr DONCASTER EAST 3109 (VG) Agent Comments



Price: \$2,050,000 Method: Sale Date: 08/12/2021 Property Type: House (Res) Land Size: 821 sqm approx



45 Pine Hill Dr DONCASTER EAST 3109 (VG) Agent Comments



Price: \$1,950,000 Method: Sale Date: 30/11/2021 Property Type: House (Res) Land Size: 969 sqm approx

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.