

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 consumer.vic.gov.au/underquoting

Range between \$1,900,000

&

\$2,090,000

Median sale price

Median price \$1,566,750

Property Type House

Suburb Doncaster East

Period - From 01/10/2021

to 31/12/2021

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	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



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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)

Agent Comments

5 4 2

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



11 Newlands Cr DONCASTER EAST 3109 (VG) **Agent Comments**

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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**

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

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