

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 Brentvale Court, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,180,000

&

\$1,298,000

Median sale price

Median price \$1,277,500

Property Type House

Suburb Doncaster

Period - From 01/07/2019

to 30/09/2019

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	18 Ironbark Dr TEMPLESTOWE LOWER 3107	\$1,270,000	30/08/2019
2	28a Rooney St TEMPLESTOWE LOWER 3107	\$1,230,000	23/05/2019
3	2/38 Cantala Dr DONCASTER 3108	\$1,205,000	08/06/2019

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:

11/11/2019 14:46

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Indicative Selling Price

\$1,180,000 - \$1,298,000

Median House Price

September quarter 2019: \$1,277,500



3 3 2

Property Type: House (Res)

Land Size: 329 sqm approx

Agent Comments

Comparable Properties



18 Ironbark Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 2 2

Price: \$1,270,000

Method: Private Sale

Date: 30/08/2019

Property Type: Townhouse (Res)

Land Size: 358 sqm approx



28a Rooney St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

4 3 2

Price: \$1,230,000

Method: Private Sale

Date: 23/05/2019

Property Type: Townhouse (Res)

Land Size: 359 sqm approx

2/38 Cantala Dr DONCASTER 3108 (VG)

Agent Comments

4 - -

Price: \$1,205,000

Method: Sale

Date: 08/06/2019

Property Type: Flat/Unit/Apartment (Res)

Land Size: 288 sqm approx