# 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 Lyndal Close, Doncaster East Vic 3109

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$1,000,000		&		\$1,100,000			
Median sale p	rice							
Median price	\$1,180,000	Pro	operty Type	Hous	se		Suburb	Doncaster East
Period - From	01/07/2019	to	30/09/2019		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.

Add	dress of comparable property	Price	Date of sale
1	47 Larnoo Dr DONCASTER EAST 3109	\$1,077,500	18/07/2019
2	3 Hallifax Ct DONCASTER EAST 3109	\$1,020,000	07/09/2019
3	69 Long Valley Way DONCASTER EAST 3109	\$1,007,888	04/07/2019

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:

02/12/2019 16:05









Property Type: House Land Size: 804.419 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price September quarter 2019: \$1,180,000

# **Comparable Properties**



47 Larnoo Dr DONCASTER EAST 3109 (REI/VG)



Price: \$1,077,500 Method: Private Sale Date: 18/07/2019 Rooms: 7 Property Type: House Land Size: 798 sqm approx Agent Comments



3 Hallifax Ct DONCASTER EAST 3109 (REI/VG) Agent Comments



Price: \$1,020,000 Method: Auction Sale Date: 07/09/2019 Property Type: House (Res) Land Size: 931 sqm approx



69 Long Valley Way DONCASTER EAST 3109 Agent Comments (REI/VG)



Price: \$1,007,888 Method: Private Sale Date: 04/07/2019 Rooms: 5 Property Type: House (Res) Land Size: 849 sqm approx

Account - Philip Webb



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.