

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,000,000

&

\$1,100,000

### Median sale price

Median price

\$1,180,000

Property Type

House

Suburb

Doncaster East

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	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



 4  1  2

**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)**

**Agent Comments**

 4  2  2

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



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

 4  2  2

**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 (REI/VG)** **Agent Comments**

 4  2  2

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