

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 Larnoo Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,390,000

&

\$1,500,000

Median sale price

Median price \$1,400,000

Property Type House

Suburb Doncaster East

Period - From 01/01/2021

to

31/03/2021

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	54 Landscape Dr DONCASTER EAST 3109	\$1,500,000	08/05/2021
2	12 Fernlea Cr DONCASTER EAST 3109	\$1,431,000	17/04/2021
3	2 Louisa Pl TEMPLESTOWE 3106	\$1,530,000	23/03/2021

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:

11/06/2021 09:50



Property Type: House

Land Size: 714 sqm approx

Agent Comments

Comparable Properties



54 Landscape Dr DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,500,000

Method: Auction Sale

Date: 08/05/2021

Property Type: House (Res)

Land Size: 856 sqm approx



12 Fernlea Cr DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,431,000

Method: Auction Sale

Date: 17/04/2021

Property Type: House (Res)

Land Size: 868 sqm approx



2 Louisa PI TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,530,000

Method: Private Sale

Date: 23/03/2021

Property Type: House (Res)

Land Size: 816 sqm approx