

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

20 Morinda Crescent, Doncaster East

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

1,500,000

Median sale priceMedian price

1,520,000

Property type

House

Suburb

Doncaster East

Period - From

11/10/2022

to

31/12/2023

Source

REIV

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1. 8 Barbara Street, Doncaster East	\$ 1,520,000	18/02/2023
2. 11 Morinda Crescent, Doncaster East	\$ 1,858,800	23/03/2023
3. 35 Morinda Crescent, Doncaster East	\$ 1,299,999	22/10/2022

This Statement of Information was prepared on:

14/04/2023

Comparable properties



\$ 1,520,000

8 Barbara Street, Doncaster East, Victoria

DATE: 18/02/2022

PROPERTY TYPE: HOUSE

 3  1
 2  709 sqm



\$ 1,858,800

11 Morinda Crescent, Doncaster East, Victoria

DATE: 23/03/2023

PROPERTY TYPE: HOUSE

 4  2
 2  833 sqm



\$ 1,299,999

35 Morinda Crescent, Doncaster East, Victoria

DATE: 22/10/2022

PROPERTY TYPE: HOUSE

 3  1
 2  651 sqm x

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21 days on market



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