

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

2/41 Brindy Crescent, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,180,000

Property Type Townhouse

Suburb Doncaster East

Period - From 31/03/2021

to

30/03/2022

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	2/19 Franklin Rd DONCASTER EAST 3109	\$1,140,000	24/03/2022
2	2/25 Leura St DONCASTER EAST 3109	\$1,125,000	05/03/2022
3	1/50 St Clems Rd DONCASTER EAST 3109	\$1,122,888	24/03/2022

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:

31/03/2022 09:33



 3  2  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median Townhouse Price
31/03/2021 - 30/03/2022: \$1,180,000

Comparable Properties



2/19 Franklin Rd DONCASTER EAST 3109 (REI)

Agent Comments

 3  2  2

Price: \$1,140,000
Method: Sold Before Auction
Date: 24/03/2022
Property Type: Townhouse (Res)



2/25 Leura St DONCASTER EAST 3109 (REI)

Agent Comments

 3  2  2

Price: \$1,125,000
Method: Auction Sale
Date: 05/03/2022
Property Type: Townhouse (Res)



1/50 St Clems Rd DONCASTER EAST 3109 (REI)

Agent Comments

 3  2  2

Price: \$1,122,888
Method: Private Sale
Date: 24/03/2022
Property Type: Townhouse (Single)
Land Size: 304 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802