

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 Banool Quadrant, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,100,000

&

\$1,210,000

Median sale price

Median price \$1,500,000

Property Type House

Suburb Doncaster East

Period - From 01/04/2021

to

30/06/2021

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	19 Richard St DONCASTER EAST 3109	\$1,138,000	14/08/2021
2	18 Cassowary St DONCASTER EAST 3109	\$1,111,000	08/05/2021
3	2/32 Morna Rd DONCASTER EAST 3109	\$1,109,000	26/06/2021

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:

21/09/2021 00:08



 3  1  1

Rooms: 4
Property Type: House
Land Size: 464 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,210,000
Median House Price
 June quarter 2021: \$1,500,000

Comparable Properties



19 Richard St DONCASTER EAST 3109 (REI) Agent Comments

 3  2  2

Price: \$1,138,000
Method: Sold Before Auction
Date: 14/08/2021
Property Type: House (Res)
Land Size: 513 sqm approx



18 Cassowary St DONCASTER EAST 3109 (REI/VG) Agent Comments

 3  1  2

Price: \$1,111,000
Method: Auction Sale
Date: 08/05/2021
Property Type: House
Land Size: 466 sqm approx



2/32 Morna Rd DONCASTER EAST 3109 (REI/VG) Agent Comments

 3  2  2

Price: \$1,109,000
Method: Auction Sale
Date: 26/06/2021
Property Type: Unit
Land Size: 445 sqm approx

Account - Barry Plant | P: 03 9842 8888