

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

3 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

&

\$1,155,000

Median sale price

Median price \$1,250,300

House

X

Unit

Suburb Doncaster East

Period - From 01/01/2018

to

31/03/2018

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		
3		

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.



Rooms:

Property Type: House

Land Size: 722 sqm approx

Agent Comments

Comparable Properties



217 Dorking Rd BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,095,000

Method: Auction Sale

Date: 05/05/2018

Rooms: 4

Property Type: House (Res)

Land Size: 640 sqm approx



9 Eram Rd BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,061,000

Method: Auction Sale

Date: 14/04/2018

Rooms: 4

Property Type: House (Res)

Land Size: 640 sqm approx

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.