

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

1/23 Banool Quadrant, Doncaster East Vic 3109

Indicative selling price

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

Single price

\$1,600,000

Median sale price

Median price

\$947,500

Property Type

Unit

Suburb

Doncaster East

Period - From

01/01/2022

to

31/12/2022

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	65A Maggs St DONCASTER EAST 3109	\$1,700,000	01/02/2023
2	7 Octantis St DONCASTER EAST 3109	\$1,575,000	12/10/2022
3	96a Bellevue Av DONCASTER EAST 3109	\$1,545,000	10/09/2022

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:

04/02/2023 16:01

Mitchal Towns
0416 141 990
mitchaltowns@theagency.com.au



4 3 2

Property Type: Townhouse
Land Size: 214m2 sqm approx
Agent Comments

Indicative Selling Price

\$1,600,000

Median Unit Price

Year ending December 2022: \$947,500

Comparable Properties



65A Maggs St DONCASTER EAST 3109 (REI)

Agent Comments

4 2 2

Price: \$1,700,000
Method: Private Sale
Date: 01/02/2023
Property Type: Townhouse (Single)
Land Size: 385 sqm approx



7 Octantis St DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 3 1

Price: \$1,575,000
Method: Sold Before Auction
Date: 12/10/2022
Property Type: Townhouse (Res)
Land Size: 335 sqm approx



96a Bellevue Av DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 3 2

Price: \$1,545,000
Method: Auction Sale
Date: 10/09/2022
Property Type: Townhouse (Res)
Land Size: 382 sqm approx

Account - The Agency Port Phillip | P: 03 8578 0388