

# 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

2/23 Banool Quadrant, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,080,000 & \$1,180,000

### Median sale price

Median price \$1,241,500 Property Type Townhouse Suburb Doncaster East

Period - From 11/12/2023 to 10/12/2024 Source Property Data

### 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	14 Highfield Rd DONCASTER EAST 3109	\$1,175,000	05/10/2024
2	1/16 Belvoir St DONCASTER EAST 3109	\$1,173,000	09/09/2024
3	2/19 Ascot St DONCASTER EAST 3109	\$1,180,000	20/07/2024

**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:

11/12/2024 12:35



3 2 2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**  
\$1,080,000 - \$1,180,000  
**Median Townhouse Price**  
11/12/2023 - 10/12/2024: \$1,241,500

## Comparable Properties



**14 Highfield Rd DONCASTER EAST 3109 (REI)**

Agent Comments

3 2 2

**Price:** \$1,175,000  
**Method:** Auction Sale  
**Date:** 05/10/2024  
**Property Type:** Townhouse (Res)



**1/16 Belvoir St DONCASTER EAST 3109 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$1,173,000  
**Method:** Private Sale  
**Date:** 09/09/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 264 sqm approx



**2/19 Ascot St DONCASTER EAST 3109 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$1,180,000  
**Method:** Private Sale  
**Date:** 20/07/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 148 sqm approx

Account - McGrath Doncaster | P: 03 8822 6188



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