

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

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