

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

14 Brindy Crescent, 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 \$1,370,000

House

X

Unit

Suburb Doncaster East

Period - From 01/04/2017

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	55 Gedye St DONCASTER EAST 3109	\$1,200,000	21/02/2018
2	5 Boronia Gr DONCASTER EAST 3109	\$1,200,000	03/03/2018
3	10 Morinda Cr DONCASTER EAST 3109	\$1,181,000	17/03/2018

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.

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Indicative Selling Price

\$1,100,000 - \$1,210,000

Median House Price

Year ending March 2018: \$1,370,000



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 874 sqm approx

Agent Comments

Comparable Properties



55 Gedy St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,200,000

Method: Sold Before Auction

Date: 21/02/2018

Rooms: 8

Property Type: House (Res)

Land Size: 653 sqm approx



5 Boronia Gr DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,200,000

Method: Auction Sale

Date: 03/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 728 sqm approx



10 Morinda Cr DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,181,000

Method: Auction Sale

Date: 17/03/2018

Rooms: 4

Property Type: House (Res)

Land Size: 651 sqm approx