

## 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  &

**Median sale price**

Median price	<input type="text" value="\$1,370,000"/>	House	<input type="text" value="X"/>	Unit	<input type="text"/>	Suburb	<input type="text" value="Doncaster East"/>
Period - From	<input type="text" value="01/04/2017"/>	to	<input type="text" value="31/03/2018"/>	Source	<input type="text" value="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 Gedy 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