

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 2/1 Banool Quadrant, Doncaster East Vic 3109

Indicative selling price

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

Range between \$890,000 & \$978,000

Median sale price

Median price \$922,500 Property Type Unit Suburb Doncaster East

Period - From 11/06/2023 to 10/06/2024 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	3/38 Roderick St DONCASTER EAST 3109	\$938,000	21/05/2024
2	1/137 Blackburn Rd DONCASTER EAST 3109	\$930,000	19/01/2024
3	16/18 Peter St DONCASTER EAST 3109	\$896,000	01/06/2024

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: 11/06/2024 10:16



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$890,000 - \$978,000

Median Unit Price

11/06/2023 - 10/06/2024: \$922,500

Comparable Properties



3/38 Roderick St DONCASTER EAST 3109 (REI)

Agent Comments

3 3 1

Price: \$938,000

Method: Sold Before Auction

Date: 21/05/2024

Property Type: Townhouse (Res)



1/137 Blackburn Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 3 2

Price: \$930,000

Method: Private Sale

Date: 19/01/2024

Property Type: Townhouse (Single)



16/18 Peter St DONCASTER EAST 3109 (REI)

Agent Comments

3 2 2

Price: \$896,000

Method: Auction Sale

Date: 01/06/2024

Property Type: Unit

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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