

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

6/1 Banool Quadrant, Doncaster East Vic 3109
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Indicative selling price

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

Range between

\$1,050,000

 &

\$1,150,000

Median sale price

Median price

\$1,000,888

 Property Type

Unit

 Suburb

Doncaster East

Period - From

01/07/2023

 to

30/09/2023

 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	1/29-31 Thea Gr DONCASTER EAST 3109	\$1,150,000	28/10/2023
2	1/1099 Doncaster Rd DONCASTER EAST 3109	\$1,100,000	26/06/2023
3	2/40 Woodhouse Rd DONCASTER EAST 3109	\$1,050,000	26/08/2023

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:

02/11/2023 16:21



3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



1/29-31 Thea Gr DONCASTER EAST 3109 (REI) Agent Comments

3 2 2

Price: \$1,150,000

Method: Auction Sale

Date: 28/10/2023

Property Type: Townhouse (Res)



1/1099 Doncaster Rd DONCASTER EAST 3109 Agent Comments
(REI/VG)

3 2 2

Price: \$1,100,000

Method: Sold Before Auction

Date: 26/06/2023

Property Type: Townhouse (Res)



2/40 Woodhouse Rd DONCASTER EAST 3109 Agent Comments
(REI)

3 2 2

Price: \$1,050,000

Method: Auction Sale

Date: 26/08/2023

Property Type: Townhouse (Res)