

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

7 Brindy Crescent, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,390,000 & \$1,490,000

Median sale price

Median price \$1,622,000 Property Type House Suburb Doncaster East

Period - From 01/10/2022 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	13 Raymond St BLACKBURN NORTH 3130	\$1,465,000	07/10/2023
2	18 Baird St.E DONCASTER 3108	\$1,388,000	09/09/2023
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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:

28/10/2023 06:22



Property Type: House (Previously Occupied - Detached)
Land Size: 754 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,390,000 - \$1,490,000
Median House Price
 Year ending September 2023: \$1,622,000

Comparable Properties



13 Raymond St BLACKBURN NORTH 3130 (REI)

Agent Comments



Price: \$1,465,000
Method: Auction Sale
Date: 07/10/2023
Property Type: House (Res)
Land Size: 759 sqm approx



18 Baird St.E DONCASTER 3108 (REI)

Agent Comments



Price: \$1,388,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House
Land Size: 753 sqm approx

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.