

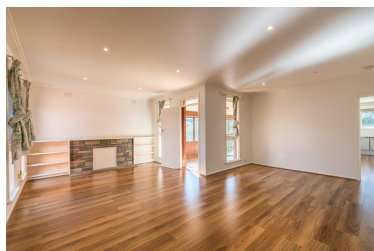
STATEMENT OF INFORMATION

52 BELINDA CRESCENT, DONCASTER EAST, VIC 3109

PREPARED BY LANDNEST REAL ESTATE, EMAIL: INFO@LANDNEST.COM.AU

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



52 BELINDA CRESCENT, DONCASTER

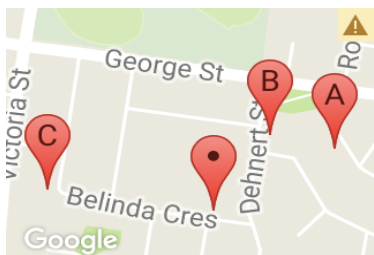
 4  2  1

Indicative Selling Price

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

Price Range: **\$1,380,000 to \$1,450,000**

MEDIAN SALE PRICE



DONCASTER EAST, VIC, 3109

Suburb Median Sale Price (House)

\$1,360,000

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



12 WORTHING AVE, DONCASTER EAST, VIC

 4  2  2

Sale Price

***\$1,420,000**

Sale Date: 16/12/2017

Distance from Property: 226m



58 DEHNERT ST, DONCASTER EAST, VIC 3109

 3  2  2

Sale Price

\$1,268,000

Sale Date: 11/11/2017

Distance from Property: 164m



21 BELINDA CRES, DONCASTER EAST, VIC

 4  3  2

Sale Price

\$1,330,000

Sale Date: 12/10/2017

Distance from Property: 275m



This report has been compiled on 17/04/2018 by Landnest Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

52 BELINDA CRESCENT, DONCASTER EAST, VIC 3109

Indicative selling price

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

Price Range: \$1,380,000 to \$1,450,000

Median sale price

Median price \$1,360,000

House

Unit

Suburb

DONCASTER EAST

Period 01 April 2017 to 31 March 2018

Source



Comparable property sales

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
12 WORTHING AVE, DONCASTER EAST, VIC 3109	*\$1,420,000	16/12/2017
58 DEHNERT ST, DONCASTER EAST, VIC 3109	\$1,268,000	11/11/2017
21 BELINDA CRES, DONCASTER EAST, VIC 3109	\$1,330,000	12/10/2017