

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

19 Banool Quadrant, Doncaster East, VIC 3109

INDICATIVE SELLING PRICE

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

Range Between \$1,250,000 & \$1,350,000

MEDIAN SALE PRICE

Median price \$1,441,000 | House | Doncaster East (3109)

Period - From 1 April 2017 to 30 June 2017 | Source - REIV

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 |
|---|--------------------|-------------------|
| 46 MCKENZIE ST, DONCASTER EAST VIC 3109 | \$1,350,000 | 08/04/2017 |
| 6 BELINDA CRES, DONCASTER EAST VIC 3109 | \$1,260,000 | 02/06/2017 |
| 28 GREENDALE RD, DONCASTER EAST VIC 3109 | \$1,255,000 | 24/06/2017 |