

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

47 Brindy Crescent, Doncaster East Vic 3109

Indicative selling price

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

Single price \$1,275,000

Median sale price

Median price \$1,535,500 Property Type House Suburb Doncaster East

Period - From 01/01/2022 to 31/03/2022 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	25 Coolabah St DONCASTER 3108	\$1,280,000	23/06/2022
2	19 Harry St DONCASTER EAST 3109	\$1,280,000	31/05/2022
3	131 Woodhouse Gr BOX HILL NORTH 3129	\$1,275,000	14/05/2022

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:

27/06/2022 16:44



3 1 2

Rooms: 5
Property Type: House (Res)
Land Size: 730 sqm approx
Agent Comments

Indicative Selling Price
\$1,275,000
Median House Price
March quarter 2022: \$1,535,500

Comparable Properties



25 Coolabah St DONCASTER 3108 (REI)

Agent Comments

3 1 2

Price: \$1,280,000
Method: Private Sale
Date: 23/06/2022
Property Type: House (Res)
Land Size: 750 sqm approx



19 Harry St DONCASTER EAST 3109 (REI)

Agent Comments

3 1 2

Price: \$1,280,000
Method: Sold Before Auction
Date: 31/05/2022
Property Type: House (Res)
Land Size: 654 sqm approx



131 Woodhouse Gr BOX HILL NORTH 3129 (REI)

Agent Comments

3 1 2

Price: \$1,275,000
Method: Auction Sale
Date: 14/05/2022
Rooms: 7
Property Type: House (Res)
Land Size: 604 sqm approx

Account - Marshall White | P: 03 9822 9999 | F: 03 9824 4897