

## Statement of Information

# Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Unit offered for sale

Address 1 & 2/21 Banool Quadrant, Doncaster East

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/](http://consumer.vic.gov.au/) underquoting (\*Delete single price or range as applicable)

#### Unit type or class

1/21 Banool Quadrant, Doncaster East	Price	\$950,000 - \$1,040,000
2/21 Banool Quadrant, Doncaster East	Price	\$900,000 - \$990,000

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price \$737,500

Suburb Doncaster East

Period - From 12/02/2019

12/08/2019

Source Property Data

## Comparable property sales

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
1/21 Banool Quadrant, Doncaster East	3a Bambra Court, Doncaster East	\$1,026,000	25/05/2019
	1/43-45 Tunstall Road, Donvale	\$1,000,000	26/04/2019
	3/12 Greendale Road, Doncaster East	\$950,000	08/04/2019

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
2/21 Banool Quadrant, Doncaster East	2/26 Boronia Grove, Doncaster East	\$968,000	01/06/2019
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.			