Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	55 Fernlea Crescent, Doncaster East Vic 3109
Including suburb and	
postcode	

Indicative selling price

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

Single price \$938,000

Median sale price

Median price \$1,520,000	Property Type House	Suburb Doncaster East
Period - From 01/04/2022	to 30/06/2022	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

Address of comparable property		1 1100	Date of Sale
1	5/12 Glenmanor CI TEMPLESTOWE 3106	\$1,030,800	29/03/2022
2	2/20 Oliver Rd TEMPLESTOWE 3106	\$1,016,000	19/02/2022
3	2/8 Edmonton PI DONCASTER EAST 3109	\$955,000	12/02/2022

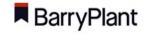
OR

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:	20/07/2022 11:05



Date of sale







Property Type: House Land Size: 226 sqm approx **Agent Comments**

Indicative Selling Price \$938,000 **Median House Price** June quarter 2022: \$1,520,000

Comparable Properties

5/12 Glenmanor CI TEMPLESTOWE 3106 (VG)

Agent Comments

Agent Comments

Agent Comments



Price: \$1,030,800 Method: Sale Date: 29/03/2022

Property Type: Flat/Unit/Apartment (Res)

2/20 Oliver Rd TEMPLESTOWE 3106 (REI/VG)

-3





Price: \$1,016,000 Method: Auction Sale Date: 19/02/2022

Property Type: Townhouse (Res)

2/8 Edmonton PI DONCASTER EAST 3109

(REI/VG)

= 3



Price: \$955,000 Method: Auction Sale Date: 12/02/2022

Property Type: Townhouse (Res) Land Size: 423 sqm approx

Account - Barry Plant | P: 03 9842 8888



