

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 55 Fernlea Crescent, Doncaster East Vic 3109

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	Price	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



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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**

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Price: \$1,030,800
Method: Sale
Date: 29/03/2022
Property Type: Flat/Unit/Apartment (Res)

2/20 Oliver Rd TEMPLESTOWE 3106 (REI/VG) **Agent Comments**

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Price: \$1,016,000
Method: Auction Sale
Date: 19/02/2022
Property Type: Townhouse (Res)



2/8 Edmonton PI DONCASTER EAST 3109 (REI/VG) **Agent Comments**

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Price: \$955,000
Method: Auction Sale
Date: 12/02/2022
Property Type: Townhouse (Res)
Land Size: 423 sqm approx

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