

## Statement of Information

# Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Unit offered for sale

Address Including suburb and postcode Morinda Crescent, Doncaster East Vic 3109

### Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
2		Or range between	\$1,300,000	&	\$1,430,000
4		Or range between	\$1,300,000	&	\$1,430,000
		Or range between		&	
		Or range between		&	
		Or range between		&	

Additional entries may be included or attached as required.

### Suburb house median sale price

Median price \$1,439,000

Suburb Doncaster East

Period - From 20/09/2020 to 19/09/2021

Source REIV

**Comparable property sales (\*Delete A or B below as applicable)**

**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.

**Unit type or class**

e.g. One bedroom  
units

	Address of comparable unit	Price	Date of sale
2	16 Meryl St DONCASTER EAST 3109	\$1,480,500	14/08/2021
	23 Brindy Cr DONCASTER EAST 3109	\$1,531,000	10/07/2021
	44 Rosella St DONCASTER EAST 3109	\$1,462,000	10/07/2021

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e.g. One bedroom  
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e.g. One bedroom  
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	Address of comparable unit	Price	Date of sale

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

27/09/2021 22:28