

# 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

7 Halsbury Close, 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)

Range between \$1,050,000 & \$1,120,000

### Median sale price

Median price \$1,150,000 Property Type House Suburb Doncaster East

Period - From 01/10/2018 to 30/09/2019 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	1/21 Banool Qdrnt DONCASTER EAST 3109	\$995,000	23/10/2019
2	32 Morello Ccl DONCASTER EAST 3109	\$1,136,000	25/11/2019
3	3/21 Banool Qdrnt DONCASTER EAST 3109	\$1,150,000	23/10/2019

**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:

02/12/2019 15:45

7 Halsbury Close, Doncaster East Vic 3109

**Jellis  
Craig**

Anthony Pittas

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**Indicative Selling Price**

\$1,050,000 - \$1,120,000

**Median House Price**

Year ending September 2019: \$1,150,000



 4    2    2

**Property Type:** House

**Land Size:** 301 sqm approx

Agent Comments

## Comparable Properties



**1/21 Banool Qdrnt DONCASTER EAST 3109 (REI)**

Agent Comments

 4    2    2

**Price:** \$995,000

**Method:** Private Sale

**Date:** 23/10/2019

**Rooms:** 6

**Property Type:** Townhouse (Single)



**32 Morello Ccl DONCASTER EAST 3109 (REI)**

Agent Comments

 4    2    2

**Price:** \$1,136,000

**Method:** Private Sale

**Date:** 25/11/2019

**Property Type:** Townhouse (Single)

**Land Size:** 245 sqm approx



**3/21 Banool Qdrnt DONCASTER EAST 3109 (REI)**

Agent Comments

 4    3    2

**Price:** \$1,150,000

**Method:** Private Sale

**Date:** 23/10/2019

**Property Type:** Townhouse (Single)

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.