

WE DELIVER RESULTS

STATEMENT OF INFORMATION

10 LARNOO DRIVE, DONCASTER EAST, VIC 3109

PREPARED BY KATHERINE OLSEN, BIGGIN & SCOTT GLEN WAVERLEY

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 LARNOO DRIVE, DONCASTER EAST,

4 2 1

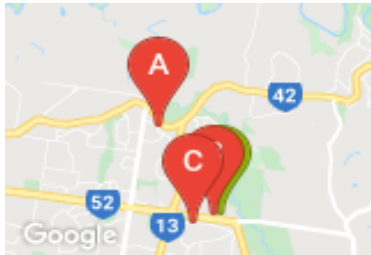
Indicative Selling Price

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

Price Range: \$1,150,000 to \$1,265,000

Provided by: Katherine Olsen, Biggin & Scott Glen Waverley

MEDIAN SALE PRICE



DONCASTER EAST, VIC, 3109

Suburb Median Sale Price (House)

\$1,151,000

01 July 2019 to 30 September 2019

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



19 FERNLEA CRES, DONCASTER EAST, VIC

4 2 2

Sale Price

***\$1,350,000**

Sale Date: 28/10/2019

Distance from Property: 1.5km



2 LARNOO DR, DONCASTER EAST, VIC 3109

4 2 2

Sale Price

***\$1,220,000**

Sale Date: 15/10/2019

Distance from Property: 96m



24 SANTA ROSA BVD, DONCASTER EAST, VIC

4 3 1

Sale Price

\$1,330,000

Sale Date: 31/08/2019

Distance from Property: 382m



This report has been compiled on 19/11/2019 by Biggin & Scott Glen Waverley. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

10 LARNOO DRIVE, DONCASTER EAST, VIC 3109

Indicative selling price

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

Price Range: \$1,150,000 to \$1,265,000


Median sale price

Median price: \$1,151,000

Property type: House

Suburb: DONCASTER EAST

Period: 01 July 2019 to 30 September 2019

Source: 

Comparable property sales

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
19 FERNLEA CRES, DONCASTER EAST, VIC 3109	*\$1,350,000	28/10/2019
2 LARNOO DR, DONCASTER EAST, VIC 3109	*\$1,220,000	15/10/2019
24 SANTA ROSA BVD, DONCASTER EAST, VIC 3109	\$1,330,000	31/08/2019

This Statement of Information was prepared on: 19/11/2019