

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

6/22 Bayley Grove, Doncaster Vic 3108

Indicative selling price

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

Range between

\$1,100,000

&

\$1,190,000

Median sale price

Median price

\$596,500

Property Type

Unit

Suburb

Doncaster

Period - From

01/01/2024

to

31/03/2024

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	1/16 Turana St DONCASTER 3108	\$1,170,000	06/04/2024
2	6/5 Hill Ct DONCASTER 3108	\$1,100,000	08/05/2024
3	1/5 Saxon St DONCASTER 3108	\$1,070,500	16/03/2024

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:

18/06/2024 15:51



 4  3  2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,190,000
Median Unit Price
March quarter 2024: \$596,500

Comparable Properties



1/16 Turana St DONCASTER 3108 (REI)

Agent Comments

 4  3  2

Price: \$1,170,000
Method: Auction Sale
Date: 06/04/2024
Property Type: Townhouse (Res)
Land Size: 645 sqm approx



6/5 Hill Ct DONCASTER 3108 (REI)

Agent Comments

 4  3  2

Price: \$1,100,000
Method: Private Sale
Date: 08/05/2024
Property Type: Townhouse (Single)

1/5 Saxon St DONCASTER 3108 (VG)

Agent Comments

 4  -  -

Price: \$1,070,500
Method: Sale
Date: 16/03/2024
Property Type: Flat/Unit/Apartment (Res)