

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	1/36 Boronia Grove, Doncaster East Vic 3109
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,190,000	&	\$1,280,000

Median sale price

Median price	\$1,115,000	Ηοι	use X	Unit		Si	uburb	Doncaster East
Period - From	01/01/2019	to	31/03/2019		Source	REIV		

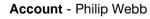
Comparable property sales (*Delete A or B below as applicable)

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 8 Gedye St DONCASTER EAST 3109 \$1,280,000 25/02/2019 2 7 Hawk St DONCASTER EAST 3109 \$1,254,000 28/12/2018 3 2/7 Langtree Ct BLACKBURN 3130 \$1,160,000 23/02/2019

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.







Generated: 01/06/2019 08:25











Rooms: **Property Type: Agent Comments**

Indicative Selling Price \$1,190,000 - \$1,280,000 **Median House Price** March quarter 2019: \$1,115,000

Comparable Properties



8 Gedye St DONCASTER EAST 3109 (REI/VG)





Price: \$1,280,000

Method: Sold Before Auction

Date: 25/02/2019

Rooms: -

Property Type: House (Res) Land Size: 342 sqm approx



7 Hawk St DONCASTER EAST 3109 (REI/VG)







Price: \$1,254,000 Method: Private Sale Date: 28/12/2018

Rooms: -

Property Type: Townhouse (Single) Land Size: 326 sqm approx



2/7 Langtree Ct BLACKBURN 3130 (REI/VG)





Price: \$1,160,000 Method: Auction Sale Date: 23/02/2019

Rooms: -

Property Type: House - Semi-detached

Land Size: 252 sqm approx

Account - Philip Webb





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.

Generated: 01/06/2019 08:25

Agent Comments

Agent Comments

Agent Comments