

## 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	1/36 Boronia Grove, Doncaster East Vic 3109
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$1,190,000	&	\$1,280,000
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#### Median sale price

Median price	\$1,115,000	House	X	Unit		Suburb	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.



**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)** Agent Comments



**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)** Agent Comments



**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)** Agent Comments



**Price:** \$1,160,000  
**Method:** Auction Sale  
**Date:** 23/02/2019  
**Rooms:** -  
**Property Type:** House - Semi-detached  
**Land Size:** 252 sqm approx