

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

1/24 Bayley Grove, Doncaster Vic 3108

Indicative selling price

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

Single price

\$980,000

Median sale price

Median price

\$610,000

Property Type

Unit

Suburb

Doncaster

Period - From

01/07/2021

to

30/09/2021

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	2/24 Bayley Gr DONCASTER 3108	\$1,035,000	06/11/2021
2	3/36 Windella Qdmt DONCASTER 3108	\$1,003,600	22/07/2021
3	4/1 Hill Ct DONCASTER 3108	\$1,000,000	15/07/2021

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:

23/11/2021 09:20

1/24 Bayley Grove, Doncaster Vic 3108

**Jellis
Craig**

Dylan Francis

93875888

0421 023 832

dylanfrancis@jellisrcraig.com.au

Indicative Selling Price

\$980,000

Median Unit Price

September quarter 2021: \$610,000

 3  2  1

Property Type:

Agent Comments

Comparable Properties



2/24 Bayley Gr DONCASTER 3108 (REI)

Agent Comments

 4  3  2

Price: \$1,035,000

Method: Auction Sale

Date: 06/11/2021

Property Type: Townhouse (Res)



3/36 Windella Qdrnt DONCASTER 3108 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,003,600

Method: Private Sale

Date: 22/07/2021

Property Type: Townhouse (Res)

Land Size: 282 sqm approx



4/1 Hill Ct DONCASTER 3108 (REI/VG)

Agent Comments

 3  3  2

Price: \$1,000,000

Method: Sold Before Auction

Date: 15/07/2021

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9387 5888 | F: 03 9381 0919



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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.