

# 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

3/1 Arnold Grove, Doncaster Vic 3108

### Indicative selling price

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

Range between \$900,000 & \$990,000

### Median sale price

Median price \$1,080,000 Property Type Townhouse Suburb Doncaster

Period - From 04/08/2021 to 03/08/2022 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 | 3/732 Doncaster Rd DONCASTER 3108  | \$998,500 | 12/02/2022   |
| 2 | 2/30-32 Larkspur Av DONCASTER 3108 | \$951,000 | 02/04/2022   |
| 3 | 3/712 Elgar Rd DONCASTER 3108      | \$874,000 | 12/03/2022   |

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:

04/08/2022 10:12



 3  2  2

**Property Type:** Townhouse

**Land Size:** 221 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$900,000 - \$990,000

**Median Townhouse Price**

04/08/2021 - 03/08/2022: \$1,080,000

## Comparable Properties



**3/732 Doncaster Rd DONCASTER 3108 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$998,500

**Method:** Auction Sale

**Date:** 12/02/2022

**Property Type:** Townhouse (Res)



**2/30-32 Larkspur Av DONCASTER 3108 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$951,000

**Method:** Auction Sale

**Date:** 02/04/2022

**Property Type:** Townhouse (Res)

**Land Size:** 171 sqm approx



**3/712 Elgar Rd DONCASTER 3108 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$874,000

**Method:** Auction Sale

**Date:** 12/03/2022

**Property Type:** Townhouse (Res)