

## 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

1/2 Boronia Grove, Doncaster East

**Indicative selling price**

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single price 

\$1,150,000

**Median sale price**Median price 

\$1,250,000

Property type 

Townhouse

Suburb 

Doncaster East

Period - From 

29/9/2020

to

5/11/2020

Source 

R/E

**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. 2/2 Altona Court Doncaster East	\$ 1,200,000	3/7/2020
2. 36A Polaris Drive, Doncaster East	\$ 1,300,000	4/6/2020
3. 3/35 Paula Crescent, Doncaster East	\$ 1,139,000	3/11/2020

**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: 

05/11/2020

## Comparable properties



**\$1,200,000**

2/2 Altona Court Doncaster East, Victoria

DATE: 3/7/2020

PROPERTY TYPE: Unit

 4     2  
 3     351 sqm



**\$1,300,000**

36A Polaris Drive, Doncaster East, Victoria

DATE: 4/6/2020

PROPERTY TYPE: Unit

 4     3  
 2     338 sqm



**\$1,139,000**

3/35 Paula Crescent, Doncaster East, Victoria

DATE: 3/11/2020

PROPERTY TYPE: Unit

 4     2  
 2     218 sqm

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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee