Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Grange Park Avenue, Doncaster Vic 3108
G

Indicative selling price

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

Trainge between \$\psi_1,450,000	Range between	\$1,450,000	&	\$1,490,000
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Median sale price

Median price	\$1,595,000	Pro	perty Type	House		Suburb	Doncaster
Period - From	01/04/2023	to	30/06/2023		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

Add	dress of comparable property	Price	Date of sale
1	15 Meadowbank Av DONCASTER 3108	\$1,600,000	02/09/2023
2	36 Grange Park Av DONCASTER 3108	\$1,595,000	06/05/2023
3	23 Grange Park Av DONCASTER 3108	\$1,370,000	06/05/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/09/2023 17:58













Property Type: House (Res) Land Size: 706 sqm approx

Agent Comments

Indicative Selling Price \$1,450,000 - \$1,490,000 **Median House Price** June quarter 2023: \$1,595,000

Comparable Properties



15 Meadowbank Av DONCASTER 3108 (REI)





Method: Private Sale Date: 02/09/2023

Price: \$1,600,000

Property Type: House (Res)

Agent Comments



36 Grange Park Av DONCASTER 3108

(REI/VG)





Price: \$1,595,000 Method: Auction Sale Date: 06/05/2023

Property Type: House (Res) Land Size: 664 sqm approx

Agent Comments



23 Grange Park Av DONCASTER 3108

(REI/VG)

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Price: \$1,370,000 Method: Auction Sale Date: 06/05/2023

Property Type: House (Res) Land Size: 879 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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