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

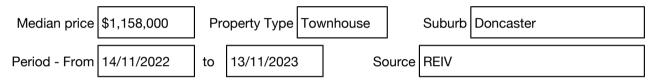
6/22 Bayley Grove, Doncaster Vic 3108

Indicative selling price

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	101 1113	price 300	consumer.vie.gov.	au/unaciquoting

Single price \$1,190,000

Median sale price



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.

Ado	dress of comparable property	Price	Date of sale
1	6/1 Kelly St DONCASTER 3108	\$1,270,000	09/09/2023
2	5 Harvest Ct DONCASTER 3108	\$1,160,000	07/09/2023
3	3/17 Arnold Gr DONCASTER 3108	\$1,031,000	26/05/2023

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.

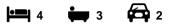
This Statement of Information was prepared on:

14/11/2023 10:02









Property Type: Townhouse (Res) Agent Comments Indicative Selling Price \$1,190,000 Median Townhouse Price 14/11/2022 - 13/11/2023: \$1,158,000

Comparable Properties



6/1 Kelly St DONCASTER 3108 (REI)



Price: \$1,270,000 Method: Auction Sale Date: 09/09/2023 Property Type: Townhouse (Res) Agent Comments



5 Harvest Ct DONCASTER 3108 (REI)

Agent Comments



Price: \$1,160,000 Method: Sold Before Auction Date: 07/09/2023 Property Type: Townhouse (Res)

3/17 Arnold Gr DONCASTER 3108 (REI/VG)

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Agent Comments

Price: \$1,031,000 Method: Sold Before Auction Date: 26/05/2023 Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888



Propertydata

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