

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

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

Single price

\$1,190,000

Median sale price

Median price

\$1,158,000

Property Type

Townhouse

Suburb

Doncaster

Period - From

14/11/2022

to

13/11/2023

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	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



4
 3
 2

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)

Agent Comments

4
 3
 2

Price: \$1,270,000

Method: Auction Sale

Date: 09/09/2023

Property Type: Townhouse (Res)



5 Harvest Ct DONCASTER 3108 (REI)

Agent Comments

4
 3
 2

Price: \$1,160,000

Method: Sold Before Auction

Date: 07/09/2023

Property Type: Townhouse (Res)

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

Agent Comments

4
 2
 2

Price: \$1,031,000

Method: Sold Before Auction

Date: 26/05/2023

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888