

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 3/24 Boronia Grove, Doncaster East VIC 3109

Indicative selling price

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

Single price \$795,000

Median sale price

Median price \$839,000

Property type Unit

Suburb Doncaster East

Period - From OCT 20

to

DEC 20

Source REIV

Comparable property sales

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
8/35 Middlefield Drive, Blackburn North	\$800,088	02/03/2021
1/59 Koonung Road, Blackburn North	\$792,000	04/10/2020
3 / 4 Milan Street, Doncaster East	\$850,000	04/02/2020

This Statement of Information was prepared on: 01/04/2021

Comparable properties



\$800,088

8/35 Middlefield Drive, Blackburn North, Victoria

DATE: 02.03.2021

PROPERTY TYPE: Unit

 2  1
 1  XXX sqm



\$792,000

1/59 Koonung Road, Blackburn North, Victoria

DATE: 04.10.2020

PROPERTY TYPE: Unit

 3  1
 2  XXX sqm



\$543,000

3/4 Milan Street, Doncaster East, Victoria

DATE: 04.02.2021

PROPERTY TYPE: Unit

 2  2
 1  XXX sqm

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Our Difference



Average of only
21 days on market



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marketing fees



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