

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

19 Bayley Grove, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,250,000

&

\$1,300,000

Median sale price

Median price \$1,169,000

Property Type House

Suburb Doncaster

Period - From 16/09/2018

to

15/09/2019

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	7 Turana St DONCASTER 3108	\$1,180,000	21/06/2019
2	3 Lara Ct DONCASTER 3108	\$1,145,000	23/07/2019
3			

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:

16/09/2019 13:56



 4  2  2

Property Type: House (Res)

Land Size: 724 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,300,000

Median House Price

16/09/2018 - 15/09/2019: \$1,169,000

Comparable Properties



7 Turana St DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,180,000

Method: Private Sale

Date: 21/06/2019

Property Type: House

Land Size: 757 sqm approx



3 Lara Ct DONCASTER 3108 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,145,000

Method: Private Sale

Date: 23/07/2019

Property Type: House

Land Size: 807 sqm approx

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.