

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

21 Bayley Grove, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,153,250 Property Type House Suburb Doncaster

Period - From 01/04/2019 to 30/06/2019 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 | 22 Dion St DONCASTER 3108 | \$1,210,000 | 14/07/2019 |
| 2 | 7 Turana St DONCASTER 3108 | \$1,180,000 | 21/06/2019 |
| 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 14:01



Property Type: House (Res)

Land Size: 721 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

June quarter 2019: \$1,153,250

Comparable Properties

22 Dion St DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,210,000

Method: Sold Before Auction

Date: 14/07/2019

Property Type: House (Res)

Land Size: 728 sqm approx



7 Turana St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,180,000

Method: Private Sale

Date: 21/06/2019

Property Type: House

Land Size: 757 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.