

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

9 Bayley Grove, Doncaster Vic 3108

Indicative selling price

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

Range between \$780,000

&

\$850,000

Median sale price

Median price \$1,230,000

House

X

Unit

Suburb Doncaster

Period - From 01/07/2018

to

30/09/2018

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	1/356 Manningham Rd DONCASTER 3108	\$845,000	19/07/2018
2	77 Harvest Ct DONCASTER 3108	\$830,000	13/07/2018
3	54 Harvest Ct DONCASTER 3108	\$780,000	30/08/2018

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.



 3  2  1

Rooms:

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$780,000 - \$850,000

Median House Price

September quarter 2018: \$1,230,000

Comparable Properties

1/356 Manningham Rd DONCASTER 3108 (VG) **Agent Comments**

 2  -  -

Price: \$845,000

Method: Sale

Date: 19/07/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



77 Harvest Ct DONCASTER 3108 (REI/VG)

Agent Comments

 3  2  1

Price: \$830,000

Method: Sold Before Auction

Date: 13/07/2018

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 152 sqm approx

54 Harvest Ct DONCASTER 3108 (VG)

Agent Comments

 3  -  -

Price: \$780,000

Method: Sale

Date: 30/08/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Land Size: 72 sqm approx