

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

1/4 ANGUS GROVE DONCASTER VIC 3108

Indicative selling price

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

Single Price

or range
between

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Jan 2022

to

31 Dec 2022

Source

Corelogic

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 6 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

35 HARVEST COURT DONCASTER VIC 3108	\$930,000	29-Jul-22
30 SYLVIA STREET TEMPLESTOWE LOWER VIC 3107	\$910,000	13-Aug-22
3/2B DERWENT STREET BOX HILL NORTH VIC 3129	\$910,600	30-Aug-22

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 6 months.~~

This Statement of Information was prepared on: 19 January 2023



35 HARVEST COURT DONCASTER VIC 3108

Sold Price

\$930,000

Sold Date

29-Jul-22



3



2



1

Distance

1.66km



30 SYLVIA STREET TEMPLESTOWE LOWER VIC 3107

Sold Price

\$910,000

Sold Date

13-Aug-22



3



2



1

Distance

2.65km



3/2B DERWENT STREET BOX HILL NORTH VIC 3129

Sold Price

\$910,600

Sold Date

30-Aug-22



3



2



2

Distance

2.18km



8/33 ELIZABETH STREET DONCASTER EAST VIC 3109

Sold Price

\$905,000

Sold Date

27-Aug-22



3



2



2

Distance

2.36km

RS = Recent sale

UN = Undisclosed Sale

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