

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 42 Grange Park Avenue, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,270,000 Property Type House Suburb Doncaster

Period - From 05/02/2019 to 04/02/2020 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	9 Grange Park Av DONCASTER 3108	\$1,205,000	09/09/2019
2	48 Boyd St DONCASTER 3108	\$1,151,000	16/11/2019
3	25 Wetherby Rd DONCASTER 3108	\$1,060,000	09/11/2019

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: 05/02/2020 09:55



3 3 2

Rooms: 7
Property Type: House
Land Size: 677 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
05/02/2019 - 04/02/2020: \$1,270,000

Comparable Properties



9 Grange Park Av DONCASTER 3108 (REI)

Agent Comments

3 3 2

Price: \$1,205,000
Method: Private Sale
Date: 09/09/2019
Property Type: House
Land Size: 700 sqm approx



48 Boyd St DONCASTER 3108 (REI)

Agent Comments

3 1 1

Price: \$1,151,000
Method: Auction Sale
Date: 16/11/2019
Property Type: House (Res)
Land Size: 652 sqm approx



25 Wetherby Rd DONCASTER 3108 (REI)

Agent Comments

3 1 2

Price: \$1,060,000
Method: Auction Sale
Date: 09/11/2019
Rooms: 4
Property Type: House (Res)
Land Size: 652 sqm approx