

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

1/3 Angus Grove, Doncaster Vic 3108

Indicative selling price

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

Range between \$850,000 & \$930,000

Median sale price

Median price \$1,498,000 Property Type House Suburb Doncaster

Period - From 01/10/2023 to 30/09/2024 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	1c Reid St BOX HILL NORTH 3129	\$880,000	19/10/2024
2	1/22 Ernst St DONCASTER 3108	\$965,000	05/10/2024
3	76 Harvest Ct DONCASTER 3108	\$870,000	25/06/2024

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:

14/11/2024 14:59



2
 2
 2

Property Type: House
Land Size: 351 sqm approx
Agent Comments

Indicative Selling Price
 \$850,000 - \$930,000
Median House Price
 Year ending September 2024: \$1,498,000

Comparable Properties



1c Reid St BOX HILL NORTH 3129 (REI)

Agent Comments

3
 1
 2

Price: \$880,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)
Land Size: 233 sqm approx



1/22 Ernst St DONCASTER 3108 (REI)

Agent Comments

2
 1
 1

Price: \$965,000
Method: Auction Sale
Date: 05/10/2024
Property Type: Townhouse (Res)
Land Size: 324 sqm approx



76 Harvest Ct DONCASTER 3108 (REI/VG)

Agent Comments

3
 2
 2

Price: \$870,000
Method: Sold Before Auction
Date: 25/06/2024
Property Type: Townhouse (Res)

Account - VICPROP