

## 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

24 GRANGE PARK AVENUE DONCASTER VIC 3108

### Indicative selling price

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

Single Price

or range  
between

\$1,180,000

&

\$1,280,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,540,000

Property type

House

Suburb

Doncaster

Period-from

01 Feb 2023

to

31 Jan 2024

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

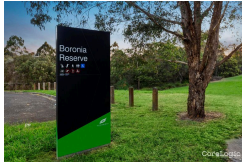
Date of sale

2 DUCKETT STREET DONCASTER EAST VIC 3109	\$1,210,000	11-Nov-23
41 BURGUNDY DRIVE DONCASTER VIC 3108	\$1,260,000	26-Aug-23

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: 06 February 2024



## 2 DUCKETT STREET DONCASTER EAST VIC 3109

Sold Price

<sup>RS</sup>

**\$1,210,000**

Sold Date

**11-Nov-23**



3



1



1

Distance

**1.84km**



## 41 BURGUNDY DRIVE DONCASTER VIC 3108

Sold Price

<sup>RS</sup>

**\$1,260,000**

Sold Date

**26-Aug-23**



3



1



2

Distance

**1.87km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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