

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

20 Grover Road, Doncaster Vic 3108

Indicative selling price

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

Single price

\$1,448,000

Median sale price

Median price

\$1,447,500

Property Type

House

Suburb

Doncaster

Period - From

01/07/2024

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	156 Church Rd DONCASTER 3108	\$1,372,000	14/09/2024
2	12 Ryall Ct DONCASTER 3108	\$1,445,000	31/08/2024
3	190 Church Rd DONCASTER 3108	\$1,370,000	27/06/2024

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:

15/10/2024 12:40

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Indicative Selling Price

\$1,448,000

Median House Price

September quarter 2024: \$1,447,500



 4  2  2

Property Type: House

Land Size: 671 sqm approx

Agent Comments

Comparable Properties



156 Church Rd DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,372,000

Method: Auction Sale

Date: 14/09/2024

Property Type: House (Res)

Land Size: 653 sqm approx



12 Ryall Ct DONCASTER 3108 (REI)

Agent Comments

 5  2  2

Price: \$1,445,000

Method: Auction Sale

Date: 31/08/2024

Property Type: House (Res)

Land Size: 811 sqm approx



190 Church Rd DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,370,000

Method: Private Sale

Date: 27/06/2024

Property Type: House (Res)

Land Size: 640 sqm approx

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