

## 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

1/28 Boronia Grove, Doncaster East Vic 3109

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$920,000

&

\$1,012,000

#### Median sale price

Median price \$860,500

Unit X

Suburb Doncaster East

Period - From 01/04/2017

to

30/06/2017

Source REIV

#### Comparable property sales

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
33 Charlton St BLACKBURN NORTH 3130	\$990,000	29/05/2017
1a Thelma St NUNAWADING 3131	\$977,000	13/06/2017
3/13 Kinkora Rd BLACKBURN 3130	\$965,000	22/03/2017



 4  3  2

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 300 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$920,000 - \$1,012,000

**Median Unit Price**

June quarter 2017: \$860,500

## Comparable Properties



**33 Charlton St BLACKBURN NORTH 3130 (REI)**

**Agent Comments**

 4  2  1

**Price:** \$990,000

**Method:** Sold Before Auction

**Date:** 29/05/2017

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Land Size:** 296 sqm approx



**1a Thelma St NUNAWADING 3131 (REI)**

**Agent Comments**

 4  2  2

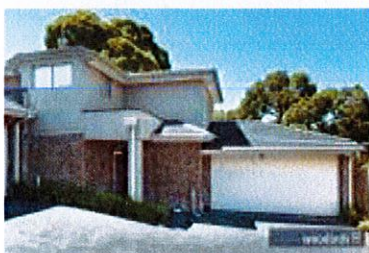
**Price:** \$977,000

**Method:** Private Sale

**Date:** 13/06/2017

**Rooms:** 6

**Property Type:** Townhouse (Res)



**3/13 Kinkora Rd BLACKBURN 3130 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$965,000

**Method:** Private Sale

**Date:** 22/03/2017

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Land Size:** 268 sqm approx