

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

2 Gray Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,564,000

Property Type House

Suburb Doncaster

Period - From 01/10/2021

to

31/12/2021

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	21a Hender St DONCASTER 3108	\$1,310,000	18/11/2021
2	29a Westwood Dr BULLEEN 3105	\$1,270,000	23/10/2021
3			

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:

27/01/2022 14:41



 4  2  2

Property Type: House
Land Size: 476 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
December quarter 2021: \$1,564,000

Comparable Properties



21a Hender St DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,310,000
Method: Private Sale
Date: 18/11/2021
Property Type: House
Land Size: 367 sqm approx



29a Westwood Dr BULLEEN 3105 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,270,000
Method: Auction Sale
Date: 23/10/2021
Rooms: 6
Property Type: House (Res)
Land Size: 541 sqm approx

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.