

# 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

23 Bayley Grove, Doncaster Vic 3108

### Indicative selling price

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

Range between \$1,150,000

&

\$1,200,000

### Median sale price

Median price \$1,169,000

Property Type House

Suburb Doncaster

Period - From 16/09/2018

to

15/09/2019

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 | 22 Dion St DONCASTER 3108      | \$1,210,000 | 14/07/2019   |
| 2 | 3 Lara Ct DONCASTER 3108       | \$1,145,000 | 23/07/2019   |
| 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:

16/09/2019 14:09



4 2 1

**Property Type:** House  
**Land Size:** 754 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000 - \$1,200,000  
**Median House Price**  
16/09/2018 - 15/09/2019: \$1,169,000

## Comparable Properties

22 Dion St DONCASTER 3108 (REI/VG)

**Agent Comments**

3 1 2

**Price:** \$1,210,000  
**Method:** Sold Before Auction  
**Date:** 14/07/2019  
**Property Type:** House (Res)  
**Land Size:** 728 sqm approx



3 Lara Ct DONCASTER 3108 (REI/VG)

**Agent Comments**

5 3 2

**Price:** \$1,145,000  
**Method:** Private Sale  
**Date:** 23/07/2019  
**Property Type:** House  
**Land Size:** 807 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.