

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

9 Applegum Grove, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,200,000

&

\$1,320,000

Median sale price

Median price

\$1,460,000

Property Type

House

Suburb

Doncaster East

Period - From

29/10/2020

to

28/10/2021

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	33 Coolabah St DONCASTER 3108	\$1,270,000	13/07/2021
2	5 Sharon St DONCASTER 3108	\$1,250,000	02/06/2021
3	7 Nathan St DONCASTER 3108	\$1,200,000	24/05/2021

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:

29/10/2021 17:45



Property Type: House (Res)

Land Size: 997 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,320,000

Median House Price

29/10/2020 - 28/10/2021: \$1,460,000

Comparable Properties

33 Coolabah St DONCASTER 3108 (VG)

Agent Comments



Price: \$1,270,000

Method: Sale

Date: 13/07/2021

Property Type: House (Res)

Land Size: 662 sqm approx



5 Sharon St DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,250,000

Method: Sold Before Auction

Date: 02/06/2021

Property Type: House (Res)

Land Size: 722 sqm approx

7 Nathan St DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,200,000

Method: Private Sale

Date: 24/05/2021

Property Type: House (Res)

Land Size: 725 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802