## 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

17 Bayley Grove, Doncaster Vic 3108

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$850,000		&		\$935,000			
Median sale p	rice							
Median price	\$1,550,000	Pro	operty Type	Hou	ISE		Suburb	Doncaster
Period - From	09/04/2023	to	08/04/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1/10 Fromhold Dr DONCASTER 3108	\$930,000	27/03/2024
2	3/3 Peter St BOX HILL NORTH 3129	\$906,000	09/03/2024
3			

OR

**B**<sup>\*</sup> 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:

09/04/2024 11:17



# McGrath

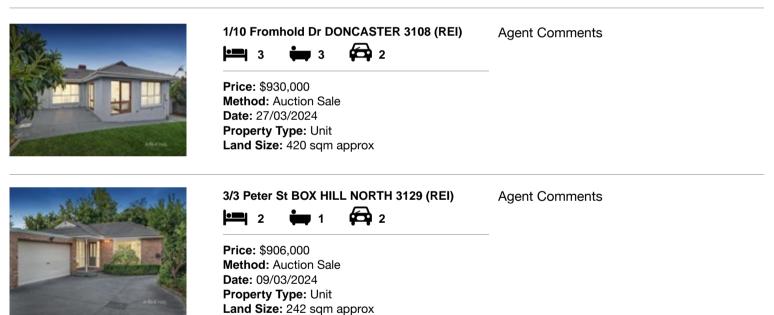




**Property Type:** House Agent Comments

Indicative Selling Price \$850,000 - \$935,000 Median House Price 09/04/2023 - 08/04/2024: \$1,550,000

## **Comparable Properties**



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.

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

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