

## 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 34 Grange Park Avenue, Doncaster Vic 3108

#### Indicative selling price

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

Single price \$1,275,000

#### Median sale price

Median price \$1,405,000 House  Unit  Suburb Doncaster

Period - From 01/10/2017 to 31/12/2017 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	15 Blossom Ct DONCASTER 3108	\$1,350,000	22/01/2018
2	76 Tram Rd DONCASTER 3108	\$1,325,000	21/02/2018
3	28 Walker St DONCASTER 3108	\$1,290,000	21/12/2017

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.



3 3 3

**Rooms:**

**Property Type:** House (Res)

**Agent Comments**

## Comparable Properties



**15 Blossom Ct DONCASTER 3108 (REI)**

**Agent Comments**

3 3 2

**Price:** \$1,350,000

**Method:** Private Sale

**Date:** 22/01/2018

**Rooms:** 7

**Property Type:** House



**76 Tram Rd DONCASTER 3108 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,325,000

**Method:** Private Sale

**Date:** 21/02/2018

**Rooms:** 4

**Property Type:** House

**Land Size:** 710 sqm approx



**28 Walker St DONCASTER 3108 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,290,000

**Method:** Private Sale

**Date:** 21/12/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 842 sqm approx