

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 consumer.vic.gov.au/underquoting

Range between \$850,000 & \$935,000

Median sale price

Median price \$1,550,000 Property Type House Suburb Doncaster

Period - From 09/04/2023 to 08/04/2024 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	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* 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



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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



1/10 Fromhold Dr DONCASTER 3108 (REI)

Agent Comments

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Price: \$930,000

Method: Auction Sale

Date: 27/03/2024

Property Type: Unit

Land Size: 420 sqm approx



3/3 Peter St BOX HILL NORTH 3129 (REI)

Agent Comments

🛏 2 🚗 1 🚗 2

Price: \$906,000

Method: Auction Sale

Date: 09/03/2024

Property Type: Unit

Land Size: 242 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.

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