

## 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

2/28 BORONIA GROVE DONCASTER EAST VIC 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$905,000

Property type

Unit

Suburb

Doncaster East

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### 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 6 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

1/29-31 THEA GROVE DONCASTER EAST VIC 3109	\$1,150,000	28-Oct-23
2/12 GREVILLEA ROAD DONCASTER EAST VIC 3109	\$1,200,000	08-Jan-24
37 KURRAJONG WAY BLACKBURN NORTH VIC 3130	\$1,000,000	01-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 13 April 2024



**1/29-31 THEA GROVE DONCASTER EAST VIC 3109**

3 2 2

Sold Price

**\$1,150,000**

Sold Date

**28-Oct-23**

Distance

**0.29km**



**2/12 GREVILLEA ROAD DONCASTER EAST VIC 3109**

4 3 2

Sold Price

**\$1,200,000**

Sold Date

**08-Jan-24**

Distance

**0.98km**



**37 KURRAJONG WAY BLACKBURN NORTH VIC 3130**

3 2 2

Sold Price

<sup>RS</sup> **\$1,000,000**

Sold Date

**01-Mar-24**

Distance

**1.45km**

RS = Recent sale

UN = Undisclosed Sale

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