

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

2/40 Boronia Grove, Doncaster East Vic 3109

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,130,000 Property Type Unit Suburb Doncaster East

Period - From 01/01/2024 to 31/03/2024 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.

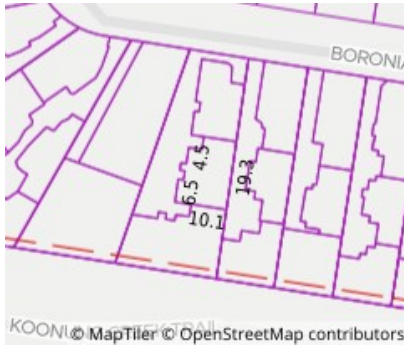
	Address of comparable property	Price	Date of sale
1	1/46 Franklin Rd DONCASTER EAST 3109	\$975,000	17/02/2024
2	2/8 Glenview Rd DONCASTER EAST 3109	\$890,000	16/03/2024
3	1/28 Lynne St DONVALE 3111	\$850,000	25/11/2023

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:

15/04/2024 16:23



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Property Type: Unit (Single)

Land Size: 253 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$900,000

Median Unit Price

March quarter 2024: \$1,130,000

Comparable Properties



1/46 Franklin Rd DONCASTER EAST 3109 (REI)

Agent Comments

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Price: \$975,000

Method: Auction Sale

Date: 17/02/2024

Property Type: Unit

Land Size: 210 sqm approx



2/8 Glenview Rd DONCASTER EAST 3109 (REI)

Agent Comments

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Price: \$890,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)

Land Size: 306 sqm approx



1/28 Lynne St DONVALE 3111 (REI/VG)

Agent Comments

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Price: \$850,000

Method: Auction Sale

Date: 25/11/2023

Property Type: House (Res)

Account - Barry Plant | P: (03) 9431 1243