

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

2/5 Bayley Grove, Doncaster Vic 3108

Indicative selling price

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

Range between \$760,000 & \$810,000

Median sale price

Median price \$1,117,500 Property Type Townhouse Suburb Doncaster

Period - From 27/09/2022 to 26/09/2023 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	6/490-494 Doncaster Rd DONCASTER 3108	\$815,000	03/08/2023
2	9 Bayley Gr DONCASTER 3108	\$780,000	19/08/2023
3	16c High St DONCASTER 3108	\$776,000	06/05/2023

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:

27/09/2023 17:14



 3  2  2

Property Type: Townhouse
Land Size: 130 sqm approx
Agent Comments

Indicative Selling Price
\$760,000 - \$810,000
Median Townhouse Price
27/09/2022 - 26/09/2023: \$1,117,500

Comparable Properties

6/490-494 Doncaster Rd DONCASTER 3108 (REI)

Agent Comments

 3  2  2

Price: \$815,000
Method:
Date: 03/08/2023
Property Type: Townhouse (Single)



9 Bayley Gr DONCASTER 3108 (REI/VG)

Agent Comments

 3  2  1

Price: \$780,000
Method: Auction Sale
Date: 19/08/2023
Property Type: Townhouse (Res)



16c High St DONCASTER 3108 (REI/VG)

Agent Comments

 3  1  2

Price: \$776,000
Method: Auction Sale
Date: 06/05/2023
Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888