## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 27 Gray Street, Doncaster Vic 3108

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,550,000		&		\$1,650,000				
Median sale p	rice								
Median price	\$1,595,000	Pro	operty Type	Hou	se		Suburb	Doncaster	
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	35 Bordeaux St DONCASTER 3108	\$1,633,888	15/07/2023
2	36 Grange Park Av DONCASTER 3108	\$1,595,000	06/05/2023
3	2 Burgundy Dr DONCASTER 3108	\$1,528,000	01/04/2023

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:

28/07/2023 17:56









Property Type: House Land Size: 678 sqm approx Agent Comments Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price June quarter 2023: \$1,595,000

# **Comparable Properties**



35 Bordeaux St DONCASTER 3108 (REI)



Price: \$1,633,888 Method: Auction Sale Date: 15/07/2023 Property Type: House (Res) Land Size: 655 sqm approx

36 Grange Park Av DONCASTER 3108 (REI)

**2** 

Agent Comments

Agent Comments

Agent Comments



Price: \$1,595,000 Method: Auction Sale Date: 06/05/2023 Property Type: House (Res) Land Size: 664 sqm approx

2



2 Burgundy Dr DONCASTER 3108 (REI/VG)



Price: \$1,528,000 Method: Auction Sale Date: 01/04/2023 Property Type: House (Res) Land Size: 718 sqm approx

#### Account - Barry Plant | P: 03 9842 8888



propertydata

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