

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

34 Gray Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

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

Period - From 01/10/2022 to 30/09/2023 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	31 Kenneth St BULLEEN 3105	\$955,000	22/07/2023
2	23 Woodhouse Gr BOX HILL NORTH 3129	\$1,230,000	23/09/2023
3	9 Maralee PI DONCASTER 3108	\$1,210,000	17/10/2023

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:

22/11/2023 14:29



 3
  1
  2

Property Type: House
Land Size: 654 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,300,000
Median House Price
 Year ending September 2023: \$1,550,000

Comparable Properties

31 Kenneth St BULLEEN 3105 (REI)

Agent Comments

 3
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Price: \$955,000
Method:
Date: 22/07/2023
Property Type: House



23 Woodhouse Gr BOX HILL NORTH 3129 (REI)

Agent Comments

 3
  1
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Price: \$1,230,000
Method: Auction Sale
Date: 23/09/2023
Property Type: House (Res)
Land Size: 696 sqm approx



9 Maralee Pl DONCASTER 3108 (REI)

Agent Comments

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  1
  2

Price: \$1,210,000
Method: Private Sale
Date: 17/10/2023
Property Type: House (Res)
Land Size: 651 sqm approx

Account - Barry Plant | P: 03 9842 8888