## 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

7 Grange Park Avenue, Doncaster Vic 3108

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	een \$1,420,000		&		\$1,500,000				
Median sale price									
Median price	\$1,595,000	Pro	Property 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.

Ado	dress of comparable property	Price	Date of sale
1	36 Grange Park Av DONCASTER 3108	\$1,595,000	06/05/2023
2	6 Maple Ct DONCASTER 3108	\$1,540,000	27/05/2023
3	23 Grange Park Av DONCASTER 3108	\$1,370,000	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:

10/08/2023 17:09









Property Type: House Land Size: 706 sqm approx Agent Comments Indicative Selling Price \$1,420,000 - \$1,500,000 Median House Price June quarter 2023: \$1,595,000

# **Comparable Properties**

wy the log	36 Grange Park Av DONCASTER 3108 (REI) 1 4 1 2 2 2 2	Agent Comments		
	Price: \$1,595,000 Method: Auction Sale Date: 06/05/2023 Property Type: House (Res) Land Size: 664 sqm approx			
	6 Maple Ct DONCASTER 3108 (REI/VG) 4 2 2 2 Price: \$1,540,000 Method: Auction Sale Date: 27/05/2023 Property Type: House (Res) Land Size: 856 sqm approx	Agent Comments		
	23 Grange Park Av DONCASTER 3108 (REI/VG) 3 2 2 1 Price: \$1,370,000 Method: Auction Sale Date: 06/05/2023 Property Type: House (Res) Land Size: 879 sqm approx	Agent Comments		

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



propertydata

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