

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 9A Boronia Grove, Doncaster East

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$1,498,000

Median sale price

Median price \$1,650,000 Property type House Suburb Doncaster East

Period - From 1/10/23 to 31/12/23 Source REIV

Comparable property sales

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. 73A Devon Drive, Doncaster East | \$1,690,000 | 16/09/23 |
| 2. 74A Gedye Street, Doncaster East | \$1,400,000 | 7/08/23 |
| 3. 32A Renshaw Street, Doncaster East | \$1,500,000 | 25/07/23 |

This Statement of Information was prepared on: 9/01/2024

Comparable properties



\$1,690,000

73A Devon Drive, Doncaster East, Victoria

DATE: 16/09/23

PROPERTY TYPE: HOUSE

 4  3
 2  430 sqm



\$1,400,000

74A Gedye Street, Doncaster, Victoria

DATE: 7/08/2023

PROPERTY TYPE: House

 4  3
 2  358 sqm



\$1,500,000

32A Renshaw Street, Doncaster East, Victoria

DATE: 25/07/2023

PROPERTY TYPE: Townhouse

 4  3
 2  427 sqm x

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Our Difference



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