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<br>Including suburb and postcode | 3/12 Grevillea Road, Doncaster East Vic 3109 |

## Indicative selling price

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

Range between $1,150,000 & $1,200,000

## Median sale price

Median price $931,500 Property Type Unit Suburb Doncaster East

Period - From 01/07/2024 to 30/09/2024 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 | 3/26 Ascot St DONCASTER EAST 3109 | $1,088,888 | 18/09/2024 |
| 2 | 2/28 Boronia Gr DONCASTER EAST 3109 | $1,100,000 | 13/07/2024 |
| 3 | 1/14 Amdura Rd DONCASTER EAST 3109 | $1,043,000 | 29/06/2024 |

**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: 21/10/2024 12:54

# 3/12 Grevillea Road, Doncaster East Vic 3109



4 3 2

**Property Type:** Townhouse (Single)

Agent Comments

**Indicative Selling Price**
$1,150,000 - $1,200,000
**Median Unit Price**
September quarter 2024: $931,500

## Comparable Properties



**3/26 Ascot St DONCASTER EAST 3109 (REI)**

4 2 2

**Price:** $1,088,888
**Method:** Sold Before Auction
**Date:** 18/09/2024
**Property Type:** Townhouse (Res)

Agent Comments



**2/28 Boronia Gr DONCASTER EAST 3109 (REI/VG)**

4 2 2

**Price:** $1,100,000
**Method:** Private Sale
**Date:** 13/07/2024
**Property Type:** Townhouse (Single)
**Land Size:** 202 sqm approx

Agent Comments



**1/14 Amdura Rd DONCASTER EAST 3109 (REI/VG)**

3 2 2

**Price:** $1,043,000
**Method:** Auction Sale
**Date:** 29/06/2024
**Property Type:** Townhouse (Res)
**Land Size:** 227 sqm approx

Agent Comments

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

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