

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

2/28 BORONIA GROVE DONCASTER EAST VIC 3109

Indicative selling price

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

Single Price

or range
between

\$1,080,000

&

\$1,130,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$960,500

Property type

Unit

Suburb

Doncaster East

Period-from

01 Jan 2024

to

01 Jul 2024

Source

Corelogic

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 6 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

2/41 ST CLEMS ROAD DONCASTER EAST VIC 3109	\$1,205,000	18-May-24
69A BOWEN ROAD DONCASTER EAST VIC 3109	\$1,115,000	14-Jun-24
1/14 AMDURA ROAD DONCASTER EAST VIC 3109	\$1,043,000	29-Jun-24

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 6 months.~~

This Statement of Information was prepared on: 01 July 2024