

## 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

101/13-15 Goodson Street Doncaster VIC 3108

### Indicative selling price

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

Single Price

or range  
between

\$460,000

&

\$506,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$599,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Mar 2019

to

29 Feb 2020

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

205/18 Berkeley Street Doncaster VIC 3108	\$500,000	23-Nov-19
101/3 Grosvenor Street Doncaster VIC 3108	\$518,000	05-Nov-19
106/3 Grosvenor Street Doncaster VIC 3108	\$515,000	18-Jan-20

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: 17 March 2020



**205/18 Berkeley Street Doncaster  
VIC 3108**

 2  2  1

Sold Price

**\$500,000**

Sold Date

**23-Nov-19**

Distance

**0.05km**



**101/3 Grosvenor Street Doncaster  
VIC 3108**

 2  2  1

Sold Price

**\$518,000**

Sold Date

**05-Nov-19**

Distance

**0.23km**



**106/3 Grosvenor Street Doncaster  
VIC 3108**

 2  2  1

Sold Price

**\$515,000**

Sold Date

**18-Jan-20**

Distance

**0.23km**

RS = Recent sale

UN = Undisclosed Sale

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