

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 106/3 Grosvenor Street, Doncaster, VIC 3108

Indicative selling price

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

Single price \$538,000

Median sale price

Median price \$768,000

Property type Apartment

Suburb Doncaster

Period - From July 2019

to

Sept 2019

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. G03/3 Grosvenor Street, Doncaster	\$520,000	02/08/2019
2. 304/18 Berkeley Street, Doncaster	\$515,000	02/08/2019
3. 302/8 Berkeley Street, Doncaster	\$589,000	11/10/2019

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: 22/11/2019

Comparable properties



\$520,000

G03/3 Grosvenor Street, Doncaster, Victoria

DATE: 02/08/2019

PROPERTY TYPE: Apartment



\$515,000

304/18 Berkeley Street, Doncaster, Victoria

DATE: 22/08/2019

PROPERTY TYPE: Apartment



\$589,000

302/8 Berkeley Street, Doncaster, Victoria

DATE: 11/10/2019

PROPERTY TYPE: Apartment



Get a **FREE** property appraisal for your home

[APPRAISE MY PROPERTY →](#)

Our Difference



Average of only
21 days on market



We pay your
marketing fees



Highest price
guarantee