

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

804/1 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

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Doncaster

Period-from

01 May 2023

to

30 Apr 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

514/1 GROSVENOR STREET DONCASTER VIC 3108	\$550,000	17-Jan-24
205/3 GROSVENOR STREET DONCASTER VIC 3108	\$595,000	15-Feb-24
502/1 GROSVENOR STREET DONCASTER VIC 3108	\$570,000	24-Jan-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: 28 May 2024



**514/1 GROSVENOR STREET
DONCASTER VIC 3108**

2 1 1

Sold Price **\$550,000** Sold Date **17-Jan-24**

Distance **0km**



**205/3 GROSVENOR STREET
DONCASTER VIC 3108**

2 2 1

Sold Price **\$595,000** Sold Date **15-Feb-24**

Distance **0km**

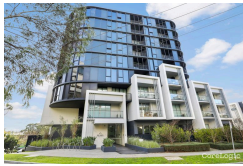


**502/1 GROSVENOR STREET
DONCASTER VIC 3108**

2 2 1

Sold Price **\$570,000** Sold Date **24-Jan-24**

Distance **0.03km**



**14/1 GROSVENOR STREET
DONCASTER VIC 3108**

2 1 1

Sold Price **\$530,000** Sold Date **12-Jul-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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