

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	209/3 Grosvenor Street, Doncaster, VIC 3108
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Indicative selling price

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

Single Price	\$0
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Median sale price

Median price	\$184,000	Property Type	Apartment	Suburb	Doncaster East (3108)
Period - From	16/03/2022	to	16/03/2023	Source	www.propertydata.com.au

Comparable property sales

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
3/3 GROSVENOR STREET, DONCASTER VIC 3108	\$526,000	27/08/2022
206/3 GROSVENOR STREET, DONCASTER VIC 3108	\$515,000	14/06/2022
106/3 GROSVENOR STREET, DONCASTER VIC 3108	\$515,000	01/11/2021

This Statement of Information was prepared on: 16/03/2023