

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

216/1 Grosvenor Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$460,000 & \$480,000

Median sale price

Median price \$630,000 Property Type Unit Suburb Doncaster

Period - From 01/04/2022 to 31/03/2023 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	17/107 Whittens La DONCASTER 3108	\$480,000	29/04/2023
2	209/3 Grosvenor St DONCASTER 3108	\$465,800	08/06/2023
3	707/101 Tram Rd DONCASTER 3108	\$460,000	18/05/2023

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:

19/06/2023 10:04

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Indicative Selling Price

\$460,000 - \$480,000

Median Unit Price

Year ending March 2023: \$630,000



 2  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



17/107 Whittens La DONCASTER 3108 (REI)

Agent Comments

 2  1  1

Price: \$480,000

Method: Private Sale

Date: 29/04/2023

Property Type: Apartment



209/3 Grosvenor St DONCASTER 3108 (REI)

Agent Comments

 2  2  1

Price: \$465,800

Method: Private Sale

Date: 08/06/2023

Property Type: Apartment



707/101 Tram Rd DONCASTER 3108 (REI)

Agent Comments

 2  2  1

Price: \$460,000

Method: Private Sale

Date: 18/05/2023

Property Type: Apartment

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