

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

205/3 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

or range
between

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$628,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Feb 2023

to

31 Jan 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

802/1 GROSVENOR STREET DONCASTER VIC 3108	\$590,000	22-Oct-23
816/642 DONCASTER ROAD DONCASTER VIC 3108	\$600,000	01-Dec-23
717/101 TRAM ROAD DONCASTER VIC 3108	\$630,000	23-Nov-23

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: 05 February 2024



**802/1 GROSVENOR STREET
DONCASTER VIC 3108**

2 2 1

Sold Price **\$590,000** Sold Date **22-Oct-23**

Distance **0.03km**



**816/642 DONCASTER ROAD
DONCASTER VIC 3108**

2 2 1

Sold Price ^{RS} **\$600,000** Sold Date **01-Dec-23**

Distance **0.51km**



**717/101 TRAM ROAD DONCASTER
VIC 3108**

2 2 1

Sold Price **\$630,000** Sold Date **23-Nov-23**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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