

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

119/1 Grosvenor Street, Doncaster Vic 3108

Indicative selling price

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

Range between

\$320,000

&

\$350,000

Median sale price

Median price

\$650,000

Property Type

Unit

Suburb

Doncaster

Period - From

16/05/2021

to

15/05/2022

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	208/3 Grosvenor St DONCASTER 3108	\$350,000	24/12/2021
2	101/632 Doncaster Rd DONCASTER 3108	\$340,000	11/01/2022
3	304/632 Doncaster Rd DONCASTER 3108	\$325,000	11/05/2022

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:

16/05/2022 12:17



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$320,000 - \$350,000

Median Unit Price

16/05/2021 - 15/05/2022: \$650,000

Comparable Properties



208/3 Grosvenor St DONCASTER 3108 (REI/VG)

Agent Comments

 1  1  1

Price: \$350,000

Method: Private Sale

Date: 24/12/2021

Property Type: Apartment



101/632 Doncaster Rd DONCASTER 3108 (VG) Agent Comments

 1  -  -

Price: \$340,000

Method: Sale

Date: 11/01/2022

Property Type: Strata Unit/Flat



304/632 Doncaster Rd DONCASTER 3108 (REI) Agent Comments

 1  1  1

Price: \$325,000

Method: Private Sale

Date: 11/05/2022

Property Type: Apartment

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