

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

B02/1 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

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Feb 2022

to

31 Jan 2023

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

119/1 GROSVENOR STREET DONCASTER VIC 3108	\$340,000	19-May-22
209/1 GROSVENOR STREET DONCASTER VIC 3108	\$359,000	20-Feb-22
208/3 GROSVENOR STREET DONCASTER VIC 3108	\$350,000	24-Dec-21

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: 22 February 2023



119/1 GROSVENOR STREET DONCASTER VIC 3108

 1
  1
  1

Sold Price **\$340,000** Sold Date **19-May-22**

Distance **0.02km**



209/1 GROSVENOR STREET DONCASTER VIC 3108

 1
  1
  1

Sold Price **\$359,000** Sold Date **20-Feb-22**

Distance **0.02km**



208/3 GROSVENOR STREET DONCASTER VIC 3108

 1
  1
  1

Sold Price **\$350,000** Sold Date **24-Dec-21**

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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