

# 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

308/3 Grosvenor Street, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$350,000 & \$380,000

### Median sale price

Median price \$650,000 Property Type Unit Suburb Doncaster

Period - From 01/04/2021 to 31/03/2022 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.

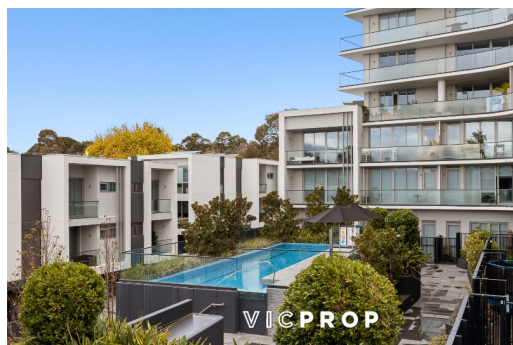
|   | Address of comparable property    | Price     | Date of sale |
|---|-----------------------------------|-----------|--------------|
| 1 | 103/5 Curlew Ct DONCASTER 3108    | \$375,000 | 28/03/2022   |
| 2 | 209/1 Grosvenor St DONCASTER 3108 | \$359,000 | 18/02/2022   |
| 3 | 208/3 Grosvenor St DONCASTER 3108 | \$350,000 | 24/12/2021   |

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:

01/06/2022 15:26



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$350,000 - \$380,000

**Median Unit Price**

Year ending March 2022: \$650,000

## Comparable Properties

**103/5 Curlew Ct DONCASTER 3108 (VG)**

Agent Comments



**Price:** \$375,000

**Method:** Sale

**Date:** 28/03/2022

**Property Type:** Strata Unit/Flat



**209/1 Grosvenor St DONCASTER 3108 (REI/VG)**

Agent Comments



**Price:** \$359,000

**Method:** Private Sale

**Date:** 18/02/2022

**Property Type:** Apartment



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

Agent Comments



**Price:** \$350,000

**Method:** Private Sale

**Date:** 24/12/2021

**Property Type:** Apartment

**Account - VICPROP**