### Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 512/1 Grosvenor Street, Doncaster Vic 3108

#### Indicative selling price

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of the meaning of this	p1100 300	oonsumer.vio.gov.ut	and guoting

Single price \$498,000

#### Median sale price

Median price	\$597,000	Pro	perty Type Unit	i	Su	uburb	Doncaster
Period - From	01/07/2019	to	30/09/2019	Sou	Irce RE	EIV	

#### 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.

Add	dress of comparable property	Price	Date of sale
1	121/642-654 Doncaster Rd DONCASTER 3108	\$525,000	29/08/2019
2	211/5 Elgar Ct DONCASTER 3108	\$510,000	10/08/2019
3	202/1 Grosvenor St DONCASTER 3108	\$488,000	03/09/2019

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:

25/11/2019 12:18



# RT Edgar





**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$498,000 Median Unit Price September quarter 2019: \$597,000

## **Comparable Properties**



121/642-654 Doncaster Rd DONCASTER 3108 Agent Comments (REI/VG)



Price: \$525,000 Method: Private Sale Date: 29/08/2019 Rooms: 4 Property Type: Apartment

211/5 Elgar Ct DONCASTER 3108 (REI/VG)

Agent Comments

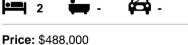


Price: \$510,000 Method: Private Sale Date: 10/08/2019 Rooms: 4 Property Type: Apartment



202/1 Grosvenor St DONCASTER 3108 (VG)

Agent Comments



Method: Sale Date: 03/09/2019 Property Type: Flat/Unit/Apartment (Res)

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.