

#### 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	514/1 Grosvenor Street, Doncaster Vic 3108
Including suburb and	
postcode	

#### Indicative selling price

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

Single price | \$505,000

#### Median sale price

Median price	\$707,500	Hou	se	Unit	Х	Suburt	Doncaster
Period - From	01/04/2019	to	30/06/2019		Source	REIV	

### Comparable property sales (\*Delete A or B below as applicable)

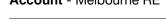
**A**\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

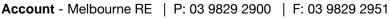
#### Address of comparable property **Price** Date of sale 1 103/8 Berkeley St DONCASTER 3108 \$500,000 03/06/2019

	320/632 Doncaster Rd DONCASTER 3106	\$46U,UUU	03/07/2019
3	8/765-767 Doncaster Rd DONCASTER 3108	\$480,000	01/05/2019

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.





200/620 Depositor Dd DONOACTED 2100



02/07/2010





¢400 000







Rooms: 3

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$505,000 Median Unit Price June quarter 2019: \$707,500

# Comparable Properties



103/8 Berkeley St DONCASTER 3108 (VG)

**—** 2





Price: \$500,000 Method: Sale Date: 03/06/2019

Rooms: -

Property Type: Strata Unit/Flat

**Agent Comments** 



320/632 Doncaster Rd DONCASTER 3108

(REI/VG)





**a** 2

Price: \$480,000 Method: Private Sale Date: 03/07/2019

Rooms: -

Property Type: Apartment

Agent Comments



8/765-767 Doncaster Rd DONCASTER 3108

(REI/VG)

**-**2



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Price: \$480,000 Method: Private Sale Date: 01/05/2019

Rooms: -

Property Type: Apartment

Agent Comments

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951





Generated: 13/09/2019 14:03