

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

514/1 Grosvenor Street, Doncaster Vic 3108

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

House

Unit

X

Suburb

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
2	320/632 Doncaster Rd DONCASTER 3108	\$480,000	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.



2 1 1

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)

Agent Comments

2 - -

Price: \$500,000

Method: Sale

Date: 03/06/2019

Rooms: -

Property Type: Strata Unit/Flat



320/632 Doncaster Rd DONCASTER 3108 (REI/VG)

Agent Comments

2 2 2

Price: \$480,000

Method: Private Sale

Date: 03/07/2019

Rooms: -

Property Type: Apartment



8/765-767 Doncaster Rd DONCASTER 3108 (REI/VG)

Agent Comments

2 1 1

Price: \$480,000

Method: Private Sale

Date: 01/05/2019

Rooms: -

Property Type: Apartment