

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

G02/3 Grosvenor Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$490,000 & \$530,000

Median sale price

Median price \$597,000 Property Type Unit Suburb Doncaster

Period - From 01/07/2019 to 30/09/2019 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	103/642 Doncaster Rd DONCASTER 3108	\$523,000	10/07/2019
2	211/5 Elgar Ct DONCASTER 3108	\$510,000	10/08/2019
3	108/160 Williamsons Rd DONCASTER 3108	\$510,000	07/06/2019

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:

04/11/2019 10:59



Property Type:
Agent Comments

Indicative Selling Price
\$490,000 - \$530,000
Median Unit Price
September quarter 2019: \$597,000

Comparable Properties

103/642 Doncaster Rd DONCASTER 3108 (VG) **Agent Comments**



Price: \$523,000
Method: Sale
Date: 10/07/2019
Property Type: Flat/Unit/Apartment (Res)

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

108/160 Williamsons Rd DONCASTER 3108 (VG) **Agent Comments**



Price: \$510,000
Method: Sale
Date: 07/06/2019
Property Type: Strata Unit/Flat