

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

11/1 GROSVENOR STREET DONCASTER VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$370,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$628,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 6 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

107/1 GROSVENOR STREET DONCASTER VIC 3108	\$371,000	05-Aug-23
3/1 WESTFIELD DRIVE DONCASTER VIC 3108	\$403,500	31-Oct-23
805/600 DONCASTER ROAD DONCASTER VIC 3108	\$396,000	20-Nov-23

OR

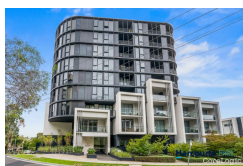
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 29 January 2024

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**107/1 GROSVENOR STREET
DONCASTER VIC 3108**

 1  1  1

Sold Price **\$371,000** Sold Date **05-Aug-23**

Distance **0km**



**3/1 WESTFIELD DRIVE
DONCASTER VIC 3108**

 1  1  1

Sold Price **\$403,500** Sold Date **31-Oct-23**

Distance **0.35km**



**805/600 DONCASTER ROAD
DONCASTER VIC 3108**

 1  1  1

Sold Price **\$396,000** Sold Date **20-Nov-23**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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