

## 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

G07/3 Grosvenor Street, Doncaster, 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 

\$445,000

**Median sale price**Median price 

\$530,000

Property type 

Unit/Apartment

Suburb 

Doncaster

Period - From 

Oct'19

to

Dec'19

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. 202/1 Grosvenor Street, Doncaster	\$488,000	03/09/2019
2. 109/3 Grosvenor Street, Doncaster	\$505,000	27/12/2019
3. 106/3 Grosvenor Street, Doncaster	\$515,000	22/01/2019

**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: 

18/02/2020

## Comparable properties



**\$488,000**

202/1 Grosvenor Street, Doncaster, Victoria

DATE: 03/09/2019

PROPERTY TYPE: Unit



**\$505,000**

109/3 Grosvenor Street, Doncaster, Victoria

DATE: 27/12/2019

PROPERTY TYPE: Unit



**\$515,000**

106/3 Grosvenor Street, Doncaster, Victoria

DATE: 22/01/2019

PROPERTY TYPE: Unit



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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee