# 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

103/3 Grosvenor Street, Doncaster Vic 3108

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$530,000		&		\$583,000					
Median sale pi	rice									
Median price	\$682,500	Pro	operty Type	Unit			Suburb	Doncaster		
Period - From	29/06/2020	to	28/06/2021		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	22/765-767 Doncaster Rd DONCASTER 3108	\$550,000	29/04/2021
2	208/832 Doncaster Rd DONCASTER 3108	\$557,000	28/04/2021
3	209/642 Doncaster Rd DONCASTER 3108	\$575,000	02/04/2021

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.

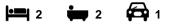
This Statement of Information was prepared on:

29/06/2021 17:37





William Zhu 9842 1477 0437 563 902 wzhu@philipwebb.com.au



**Property Type:** Apartment Agent Comments

Indicative Selling Price \$530,000 - \$583,000 Median Unit Price 29/06/2020 - 28/06/2021: \$682,500

# **Comparable Properties**

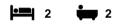


22/765-767 Doncaster Rd DONCASTER 3108 Agent Comments (REI)



Price: \$550,000 Method: Private Sale Date: 29/04/2021 Rooms: 4 Property Type: Apartment

208/832 Doncaster Rd DONCASTER 3108 (REI) Agent Comments



Price: \$557,000 Method: Private Sale Date: 28/04/2021 Property Type: Apartment



209/642 Doncaster Rd DONCASTER 3108 (REI/VG) 2 2 2 1

Agent Comments

Price: \$575,000 Method: Private Sale Date: 02/04/2021 Property Type: Apartment

Account - Philip Webb





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.