

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 between \$530,000 & \$583,000

Median sale price

Median price \$682,500 Property Type Unit Suburb Doncaster

Period - From 29/06/2020 to 28/06/2021 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	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



Property Type: Apartment

Agent Comments

Comparable Properties



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

Agent Comments



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)

Agent Comments



Price: \$575,000

Method: Private Sale

Date: 02/04/2021

Property Type: Apartment