

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

713/1 Grosvenor Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$480,000 & \$495,000

Median sale price

Median price \$610,000 Property Type Unit Suburb Doncaster

Period - From 01/07/2021 to 30/09/2021 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 | 103/3 Grosvenor St DONCASTER 3108 | \$532,000 | 22/07/2021 |
| 2 | 106/3 Grosvenor St DONCASTER 3108 | \$515,000 | 01/11/2021 |
| 3 | 13/75-77 Tram Rd DONCASTER 3108 | \$505,000 | 10/06/2021 |

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:

22/11/2021 11:34



2 1 1

Property Type: Apartment
Land Size: 80 sqm approx
Agent Comments

Indicative Selling Price
\$480,000 - \$495,000
Median Unit Price
September quarter 2021: \$610,000

Comparable Properties



103/3 Grosvenor St DONCASTER 3108 (REI/VG)

Agent Comments

2 2 1

Price: \$532,000
Method: Private Sale
Date: 22/07/2021
Rooms: 3
Property Type: Apartment



106/3 Grosvenor St DONCASTER 3108 (REI)

Agent Comments

2 2 1

Price: \$515,000
Method: Private Sale
Date: 01/11/2021
Property Type: Apartment



13/75-77 Tram Rd DONCASTER 3108 (REI)

Agent Comments

2 1 1

Price: \$505,000
Method: Private Sale
Date: 10/06/2021
Property Type: Apartment