

# 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

15/1 Grosvenor Street, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$530,000 & \$560,000

### Median sale price

Median price \$640,000 Property Type Unit Suburb Doncaster

Period - From 08/08/2022 to 07/08/2023 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	407/65 Stables Cirt DONCASTER 3108	\$555,000	01/06/2023
2	7/107 Whittens La DONCASTER 3108	\$552,000	30/05/2023
3	14/1 Grosvenor St DONCASTER 3108	\$530,000	21/07/2023

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:

08/08/2023 14:53



 2  
  1  
  1

**Property Type:** Apartment/Unit  
**Land Size:** 63 SQM sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$530,000 - \$560,000  
**Median Unit Price**  
 08/08/2022 - 07/08/2023: \$640,000

## Comparable Properties



407/65 Stables Cirt DONCASTER 3108 (REI/VG)

Agent Comments

 2  
  1  
  1

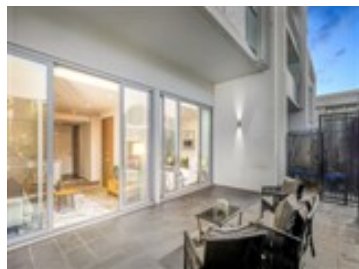
**Price:** \$555,000  
**Method:** Private Sale  
**Date:** 01/06/2023  
**Property Type:** Apartment



7/107 Whittens La DONCASTER 3108 (REI/VG) Agent Comments

 2  
  1  
  1

**Price:** \$552,000  
**Method:** Private Sale  
**Date:** 30/05/2023  
**Property Type:** Apartment



14/1 Grosvenor St DONCASTER 3108 (REI) Agent Comments

 2  
  1  
  1

**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 21/07/2023  
**Property Type:** Unit