

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

214/1 Grosvenor Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$380,000 & \$400,000

Median sale price

Median price \$596,500 Property Type Unit Suburb Doncaster

Period - From 01/01/2024 to 31/03/2024 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	14/881 Doncaster Rd DONCASTER EAST 3109	\$398,500	29/04/2024
2	313/8 Hepburn Rd DONCASTER 3108	\$391,800	01/04/2024
3	G11/1 Grosvenor St DONCASTER 3108	\$380,000	19/02/2024

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: 08/06/2024 14:47



 1
  1
  1

Rooms: 3
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$380,000 - \$400,000
Median Unit Price
 March quarter 2024: \$596,500

Comparable Properties



14/881 Doncaster Rd DONCASTER EAST 3109 (REI) Agent Comments

 1
  1
  1

Price: \$398,500
Method: Private Sale
Date: 29/04/2024
Property Type: Apartment



313/8 Hepburn Rd DONCASTER 3108 (REI/VG) Agent Comments

 1
  1
  1

Price: \$391,800
Method: Private Sale
Date: 01/04/2024
Property Type: Apartment



G11/1 Grosvenor St DONCASTER 3108 (REI) Agent Comments

 1
  1
  1

Price: \$380,000
Method: Private Sale
Date: 19/02/2024
Property Type: Apartment

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



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