Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 218/1 Grosvenor Street, Doncaster Vic 3108

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$470,000		&		\$495,000			
Median sale pi	rice							
Median price	\$596,500	Pro	operty Type	Unit			Suburb	Doncaster
Period - From	01/01/2024	to	31/03/2024		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.

Ado	dress of comparable property	Price	Date of sale
1	406/1 Grosvenor St DONCASTER 3108	\$452,000	19/06/2024
2	309/18 Berkeley St DONCASTER 3108	\$475,000	30/04/2024
3	807/1 Grosvenor St DONCASTER 3108	\$422,000	08/03/2024

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:

25/06/2024 11:50









Property Type: Apartment Agent Comments Indicative Selling Price \$470,000 - \$495,000 Median Unit Price March quarter 2024: \$596,500

Comparable Properties

406/1 Grosvenor St DONCASTER 3108 (REI) Agent Comments

309/18 Berkeley St DONCASTER 3108 (REI)



Price: \$452,000 Method: Date: 19/06/2024 Property Type: Apartment





Price: \$475,000 Method: Private Sale

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Method: Private Sale Date: 30/04/2024 Property Type: Apartment

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807/1 Grosvenor St DONCASTER 3108 (REI/VG)

1 1 1 1

Price: \$422,000 Method: Private Sale Date: 08/03/2024 Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888



Propertydata

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Agent Comments