

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 b3/1 Grosvenor Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$330,000 & \$355,000

Median sale price

Median price \$717,500 Property Type Unit Suburb Doncaster

Period - From 01/10/2023 to 31/12/2023 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	513/632 Doncaster Rd DONCASTER 3108	\$338,000	15/12/2023
2	112/7 Berkeley St DONCASTER 3108	\$344,000	23/11/2023
3	105/83 Tram Rd DONCASTER 3108	\$345,000	23/01/2024

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: 02/04/2024 11:58



Property Type: Apartment

Land Size: 53 sqm approx

Agent Comments

Indicative Selling Price

\$330,000 - \$355,000

Median Unit Price

December quarter 2023: \$717,500

Comparable Properties



513/632 Doncaster Rd DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$338,000

Method: Private Sale

Date: 15/12/2023

Property Type: Unit

112/7 Berkeley St DONCASTER 3108 (VG)

Agent Comments



Price: \$344,000

Method: Sale

Date: 23/11/2023

Property Type: Strata Unit/Flat



105/83 Tram Rd DONCASTER 3108 (REI)

Agent Comments



Price: \$345,000

Method: Private Sale

Date: 23/01/2024

Property Type: Apartment

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