

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 612/1 Grosvenor Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$480,000

&

\$520,000

Median sale price

Median price \$610,000

House

Unit

X

Suburb

Doncaster

Period - From 01/07/2017

to 30/09/2017

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	317/7 Berkeley St DONCASTER 3108	\$520,000	10/08/2017
2	114/8 Berkeley St DONCASTER 3108	\$512,000	14/09/2017
3	20/33 Queens Av DONCASTER 3108	\$480,000	19/09/2017

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.



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$480,000 - \$520,000
Median Unit Price
September quarter 2017: \$610,000

Comparable Properties

317/7 Berkeley St DONCASTER 3108 (VG)

Agent Comments



Price: \$520,000
Method: Sale
Date: 10/08/2017
Rooms: -
Property Type: Strata Unit/Flat



114/8 Berkeley St DONCASTER 3108 (VG)

Agent Comments



Price: \$512,000
Method: Sale
Date: 14/09/2017
Rooms: -
Property Type: Strata Unit/Flat



20/33 Queens Av DONCASTER 3108 (REI)

Agent Comments



Price: \$480,000
Method: Private Sale
Date: 19/09/2017
Rooms: 4
Property Type: Apartment