

Date of sale

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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	811/1 Grosvenor Street, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$370,000	&	\$390,000

Median sale price

Median price	\$629,000	Hou	se	Unit	Х	Sul	burb	Doncaster
Period - From	01/01/2018	to	31/03/2018		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

1	110/1 Grosvenor St DONCASTER 3108	\$389,000	09/02/2018
2	503/88 Tram Rd DONCASTER 3108	\$380,000	23/03/2018
3	113/5 Elgar Ct DONCASTER 3108	\$360,000	28/03/2018

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.

Account - VICPROP











Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$370,000 - \$390,000 **Median Unit Price** March quarter 2018: \$629,000

Comparable Properties



110/1 Grosvenor St DONCASTER 3108 (VG)





Price: \$389,000 Method: Sale Date: 09/02/2018

Rooms: -

Property Type: Strata Unit/Flat

Agent Comments



503/88 Tram Rd DONCASTER 3108 (VG)

-





Price: \$380,000 Method: Sale Date: 23/03/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

113/5 Elgar Ct DONCASTER 3108 (VG)

1





Price: \$360,000 Method: Sale Date: 28/03/2018

Rooms: -

Property Type: Strata Unit/Flat

Agent Comments

Account - VICPROP





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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