

## 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 811/1 Grosvenor Street, Doncaster Vic 3108

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

**Median sale price**

Median price \$629,000 House Unit X Suburb 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	Date of sale
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.



**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)** [Agent Comments](#)



**Price:** \$389,000  
**Method:** Sale  
**Date:** 09/02/2018  
**Rooms:** -  
**Property Type:** Strata Unit/Flat



**503/88 Tram Rd DONCASTER 3108 (VG)** [Agent Comments](#)



**Price:** \$380,000  
**Method:** Sale  
**Date:** 23/03/2018  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)

**113/5 Elgar Ct DONCASTER 3108 (VG)** [Agent Comments](#)



**Price:** \$360,000  
**Method:** Sale  
**Date:** 28/03/2018  
**Rooms:** -  
**Property Type:** Strata Unit/Flat