

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 207/3 Grosvenor Street, Doncaster Vic 3108

Indicative selling price

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

Single price \$475,000

Median sale price

Median price \$672,500 House Unit X Suburb Doncaster

Period - From 01/01/2017 to 31/12/2017 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	612/1 Grosvenor St DONCASTER 3108	\$500,000	12/12/2017
2	705/1 Grosvenor St DONCASTER 3108	\$497,500	01/11/2017
3	116/1 Grosvenor St DONCASTER 3108	\$475,000	09/01/2018

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.

Liam Adey
9832 1269
0432 660 711
liam.adey@mwone.com.au



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$475,000
Median Unit Price
Year ending December 2017: \$672,500

Comparable Properties



612/1 Grosvenor St DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 12/12/2017
Rooms: 3
Property Type: Apartment

705/1 Grosvenor St DONCASTER 3108 (VG)

Agent Comments



Price: \$497,500
Method: Sale
Date: 01/11/2017
Rooms: -
Property Type: Strata Unit/Flat

116/1 Grosvenor St DONCASTER 3108 (VG)

Agent Comments



Price: \$475,000
Method: Sale
Date: 09/01/2018
Rooms: -
Property Type: Strata Unit/Flat