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

605/1 Grosvenor Street, Doncaster Vic 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$470,000		&		\$510,000					
Median sale p	rice									
Median price	\$725,000	Pro	operty Type	Unit			Suburb	Doncaster		
Period - From	01/10/2020	to	30/09/2021		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	622/642 Doncaster Rd DONCASTER 3108	\$508,000	15/09/2021
2	15/107 Whittens La DONCASTER 3108	\$507,000	05/10/2021
3	17/316 Manningham Rd DONCASTER 3108	\$505,000	19/10/2021

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:

21/01/2022 12:38



605/1 Grosvenor Street, Doncaster Vic 3108

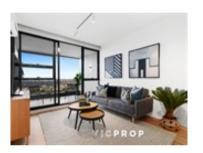




Property Type: Flat/Unit/Apartment (Res) Agent Comments Harry Lai 03 8841 2000 0402 638 076 harry.lai@raywhite.com

Indicative Selling Price \$470,000 - \$510,000 Median Unit Price Year ending September 2021: \$725,000

Comparable Properties



622/642 Doncaster Rd DONCASTER 3108 (REI/VG)

15/107 Whittens La DONCASTER 3108



Price: \$508,000 Method: Private Sale Date: 15/09/2021 Property Type: Apartment

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Agent Comments

Agent Comments



Price: \$507,000 Method: Private Sale Date: 05/10/2021 Property Type: Apartment

(REI/VG)



17/316 Manningham Rd DONCASTER 3108 Agent Comments (REI/VG)



Price: \$505,000 Method: Private Sale Date: 19/10/2021 Property Type: Apartment

Account - Ray White Manningham | P: 8841 2000 | F: 03 8841 2099



propertydata

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