

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 between \$470,000 & \$510,000

Median sale price

Median price \$725,000 Property Type Unit Suburb Doncaster

Period - From 01/10/2020 to 30/09/2021 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	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

Harry Lai
03 8841 2000
0402 638 076
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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

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)

[Agent Comments](#)

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



15/107 Whittens La DONCASTER 3108
(REI/VG)

[Agent Comments](#)

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



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

[Agent Comments](#)

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

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



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