

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 218/1 Grosvenor St, Doncaster, VIC 3108

Indicative selling price

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

Price Range \$435,000 & \$445,000

Median sale price

Median price \$510,000 Property Type Apartment Suburb Doncaster (3108)

Period - From 01/07/2020 to 01/07/2020 Source REA

Comparable property sales

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
302/11 GOODSON STREET, DONCASTER VIC 3108	\$465,000	24/03/2020
216/1 GROSVENOR STREET, DONCASTER VIC 3108	\$455,000	10/03/2020
409/101 TRAM ROAD, DONCASTER VIC 3108	\$444,000	22/03/2020

This Statement of Information was prepared on: 26/06/2020