

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 602/1 Grosvenor Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$596,500 Property Type Unit Suburb Doncaster

Period - From 01/01/2024 to 31/03/2024 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	105/5 Elgar Ct DONCASTER 3108	\$549,000	19/02/2024
2	503/5 Sovereign Point Ct DONCASTER 3108	\$500,000	24/04/2024
3	101/7 Berkeley St DONCASTER 3108	\$485,000	15/01/2024

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: 08/07/2024 15:16



Property Type: Apartment

Agent Comments

Comparable Properties



105/5 Elgar Ct DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$549,000

Method: Private Sale

Date: 19/02/2024

Property Type: Apartment



503/5 Sovereign Point Ct DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 24/04/2024

Rooms: 3

Property Type: Apartment



101/7 Berkeley St DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$485,000

Method: Expression of Interest

Date: 15/01/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 8841 4888