

# 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 8/5 Grosvenor Street, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000 & \$750,000

### Median sale price

Median price \$1,040,000 Property Type Townhouse Suburb Doncaster

Period - From 22/10/2023 to 21/10/2024 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	12/222 Williamsons Rd DONCASTER 3108	\$740,000	16/08/2024
2	1b Henry St DONCASTER 3108	\$708,000	06/06/2024
3	204/65 Stables Cirt DONCASTER 3108	\$730,000	24/05/2024

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: 22/10/2024 13:40



2   2   1

**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$700,000 - \$750,000

**Median Townhouse Price**

22/10/2023 - 21/10/2024: \$1,040,000

## Comparable Properties



**12/222 Williamsons Rd DONCASTER 3108 (REI/VG)**

**Agent Comments**

2   2   1

**Price:** \$740,000

**Method:** Private Sale

**Date:** 16/08/2024

**Property Type:** Townhouse (Res)

**Land Size:** 1437 sqm approx



**1b Henry St DONCASTER 3108 (REI/VG)**

**Agent Comments**

2   2   1

**Price:** \$708,000

**Method:** Private Sale

**Date:** 06/06/2024

**Property Type:** Townhouse (Res)



**204/65 Stables Cirt DONCASTER 3108 (REI)**

**Agent Comments**

2   2   2

**Price:** \$730,000

**Method:** Private Sale

**Date:** 24/05/2024

**Property Type:** Apartment

**Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951**



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