

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

1/10 Fromhold Drive, Doncaster Vic 3108

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$717,500 Property Type Unit Suburb Doncaster

Period - From 01/10/2023 to 31/12/2023 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	33 Frederick St DONCASTER 3108	\$1,060,000	24/02/2024
2	1/903 Doncaster Rd DONCASTER EAST 3109	\$1,000,000	26/10/2023
3	2/4 Gedye St DONCASTER EAST 3109	\$973,000	16/09/2023

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:

28/02/2024 13:24



3 3 2

Property Type: Unit

Land Size: 420 sqm approx

Agent Comments

Comparable Properties



33 Frederick St DONCASTER 3108 (REI)

Agent Comments

3 1 2

Price: \$1,060,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 321 sqm approx



1/903 Doncaster Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 2 2

Price: \$1,000,000

Method: Private Sale

Date: 26/10/2023

Property Type: Unit



2/4 Gedye St DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 2 2

Price: \$973,000

Method: Auction Sale

Date: 16/09/2023

Property Type: Unit