

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

1/18 Franklin Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,130,000 Property Type Unit Suburb Doncaster East

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	8/25 Cavalier St DONCASTER EAST 3109	\$1,130,000	14/03/2024
2	2/20 Tandara Av DONCASTER 3108	\$1,088,000	23/03/2024
3	2/45-47 King St TEMPLESTOWE 3106	\$1,001,000	01/03/2024

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: 13/06/2024 10:41



 3  2  2

Property Type: Unit

Agent Comments

Comparable Properties



8/25 Cavalier St DONCASTER EAST 3109 (REI) Agent Comments

 3  2  2

Price: \$1,130,000

Method: Auction Sale

Date: 14/03/2024

Property Type: Unit

Land Size: 259 sqm approx



2/20 Tandara Av DONCASTER 3108 (REI/VG) Agent Comments

 3  2  2

Price: \$1,088,000

Method: Auction Sale

Date: 23/03/2024

Property Type: Unit



2/45-47 King St TEMPLESTOWE 3106 (REI/VG) Agent Comments

 3  2  2

Price: \$1,001,000

Method: Private Sale

Date: 01/03/2024

Property Type: Unit

Land Size: 323 sqm approx

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