## 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

1/46 Franklin Road, Doncaster East Vic 3109

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$800,000		&		\$880,000			
Median sale pr	rice							
Median price	\$1,000,000	Pro	operty Type	Unit			Suburb	Doncaster East
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	1/19 Mitchell St DONCASTER EAST 3109	\$898,000	23/09/2023
2	4/14-16 Bowen Rd DONCASTER EAST 3109	\$890,000	12/09/2023
3	11/34 Bowen Rd DONCASTER EAST 3109	\$812,000	13/10/2023

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:

19/01/2024 10:46









Property Type: Unit Land Size: 210 sqm approx Agent Comments Chris Savvides 8841 4807 0417 599 664 chrissavvides@jelliscraig.com.au

Indicative Selling Price \$800,000 - \$880,000 Median Unit Price December quarter 2023: \$1,000,000

# **Comparable Properties**



1/19 Mitchell St DONCASTER EAST 3109 (REI/VG)

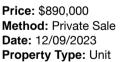


Price: \$898,000 Method: Private Sale Date: 23/09/2023 Property Type: Unit Agent Comments

Agent Comments



(REI) |==| 3 |== 2 |= 2





11/34 Bowen Rd DONCASTER EAST 3109 (REI/VG)

4/14-16 Bowen Rd DONCASTER EAST 3109

Agent Comments



Price: \$812,000 Method: Sold Before Auction Date: 13/10/2023 Property Type: Unit Land Size: 266 sqm approx

#### Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800





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