

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 consumer.vic.gov.au/underquoting

Range between \$800,000 & \$880,000

Median sale price

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

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 | 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



 3  1  1

Property Type: Unit

Land Size: 210 sqm approx

Agent Comments

Comparable Properties



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

Agent Comments

 2  1  1

Price: \$898,000

Method: Private Sale

Date: 23/09/2023

Property Type: Unit



4/14-16 Bowen Rd DONCASTER EAST 3109
(REI)

Agent Comments

 3  2  2

Price: \$890,000

Method: Private Sale

Date: 12/09/2023

Property Type: Unit



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

Agent Comments

 3  2  1

Price: \$812,000

Method: Sold Before Auction

Date: 13/10/2023

Property Type: Unit

Land Size: 266 sqm approx