Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	1/7 Frank Street, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,280,000	&	\$1,380,000
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Median sale price

Median price	\$717,500	Pro	perty Type U	nit]	Suburb	Doncaster
Period - From	01/10/2023	to	31/12/2023	So	ource	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

,	and the companion property		Date of care
1	29 Lauer St DONCASTER 3108	\$1,370,000	15/09/2023
2	2/5 Lowe Ct DONCASTER EAST 3109	\$1,351,000	27/09/2023
3	5/6 Saxon St DONCASTER 3108	\$1,321,000	21/10/2023

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.

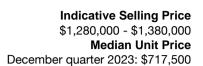
This Statement of Information was prepared on:	24/01/2024 14:30



Date of sale

McGrath

Leon Li 0450470207 leonli@mcgrath.com.au







Property Type: Townhouse **Agent Comments**

Comparable Properties



29 Lauer St DONCASTER 3108 (REI/VG)





Price: \$1,370,000 Method: Private Sale Date: 15/09/2023

Property Type: Townhouse (Single)

Agent Comments



2/5 Lowe Ct DONCASTER EAST 3109 (REI)





Price: \$1,351,000 Method: Private Sale Date: 27/09/2023

Property Type: Townhouse (Res) Land Size: 233 sqm approx

Agent Comments



5/6 Saxon St DONCASTER 3108 (REI/VG)





Price: \$1,321,000 Method: Auction Sale Date: 21/10/2023

Property Type: Townhouse (Res)

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



