

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

2/38 Frederick Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,170,000

&

\$1,270,000

Median sale price

Median price \$1,550,000

Property Type House

Suburb Doncaster

Period - From 01/01/2023

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	2/12 Elizabeth St DONCASTER EAST 3109	\$1,270,000	09/09/2023
2	2/60 Sweyn St BALWYN NORTH 3104	\$1,215,000	11/11/2023
3	5/38 Frederick St DONCASTER 3108	\$1,210,000	26/10/2023

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:

25/01/2024 20:11

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Indicative Selling Price

\$1,170,000 - \$1,270,000

Median House Price

Year ending December 2023: \$1,550,000



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



2/12 Elizabeth St DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 2 2

Price: \$1,270,000

Method: Auction Sale

Date: 09/09/2023

Property Type: Townhouse (Res)



2/60 Sweyn St BALWYN NORTH 3104 (VG)

Agent Comments

3 - -

Price: \$1,215,000

Method: Sale

Date: 11/11/2023

Property Type: Flat/Unit/Apartment (Res)



5/38 Frederick St DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$1,210,000

Method: Sold Before Auction

Date: 26/10/2023

Property Type: Townhouse (Res)

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



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