

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

2/74 Franklin Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$950,000 & \$1,020,000

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	2/42 Beverley St DONCASTER EAST 3109	\$1,005,000	15/06/2024
2	1/53 Maggs St DONCASTER EAST 3109	\$970,000	23/03/2024
3	6/55 George St DONCASTER EAST 3109	\$860,000	19/02/2024

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:

20/06/2024 11:04



 3  2  2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$950,000 - \$1,020,000

Median Unit Price

March quarter 2024: \$1,130,000

Comparable Properties



2/42 Beverley St DONCASTER EAST 3109 (REI)

Agent Comments

 3  1  2

Price: \$1,005,000

Method: Auction Sale

Date: 15/06/2024

Property Type: Unit



1/53 Maggs St DONCASTER EAST 3109 (REI)

Agent Comments

 3  1  1

Price: \$970,000

Method: Auction Sale

Date: 23/03/2024

Property Type: Unit

Land Size: 314 sqm approx

6/55 George St DONCASTER EAST 3109 (VG)

Agent Comments

 3  -  -

Price: \$860,000

Method: Sale

Date: 19/02/2024

Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9842 8888