

## 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

3/7 FRANKLIN ROAD DONCASTER EAST VIC 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$960,000

&

\$1,040,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$905,000

Property type

Unit

Suburb

Doncaster East

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

### 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 6 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

2/925 DONCASTER ROAD DONCASTER EAST VIC 3109	\$1,155,000	09-Mar-24
1/46 FRANKLIN ROAD DONCASTER EAST VIC 3109	\$975,000	17-Feb-24
1/19 ELIZABETH STREET DONCASTER EAST VIC 3109	\$1,230,000	16-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 02 May 2024



**2/925 DONCASTER ROAD  
DONCASTER EAST VIC 3109**

3 1 2

Sold Price **\$1,155,000** Sold Date **09-Mar-24**

Distance **0.28km**



**1/46 FRANKLIN ROAD  
DONCASTER EAST VIC 3109**

3 1 1

Sold Price <sup>RS</sup> **\$975,000** Sold Date **17-Feb-24**

Distance **0.4km**



**1/19 ELIZABETH STREET  
DONCASTER EAST VIC 3109**

4 2 2

Sold Price **\$1,230,000** Sold Date **16-Feb-24**

Distance **0.68km**

RS = Recent sale      UN = Undisclosed Sale

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