Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/38 Frederick Street, Doncaster Vic 3108

Indicative selling price

| For the meaning | of this price see | e cons | sumer.vic.go | ov.au | /underquot | ting | | |
|---------------------------|-------------------|--------|--------------|-------|-------------|-------|--------|-----------|
| Range between \$1,120,000 | | | & | | \$1,200,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$1,135,000 | Pro | operty Type | Том | nhouse | | Suburb | Doncaster |
| Period - From | 03/10/2022 | to | 02/10/2023 | | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ad | dress of comparable property | Price | Date of sale |
|----|-----------------------------------|-------------|--------------|
| 1 | 1/4 Angus Gr DONCASTER 3108 | \$1,000,000 | 05/04/2023 |
| 2 | 1/763 Doncaster Rd DONCASTER 3108 | \$950,000 | 12/04/2023 |
| 3 | | | |

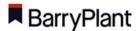
OR

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:

03/10/2023 14:11









Property Type: Townhouse Agent Comments Indicative Selling Price \$1,120,000 - \$1,200,000 Median Townhouse Price 03/10/2022 - 02/10/2023: \$1,135,000

Comparable Properties

| 1/4 Angus Gr DONCASTER 3108 (REI) Agent Comments Image: 1 and 1 | | |
|---|---|----------------|
| Price: \$1,000,000 Method: Date: 05/04/2023 Property Type: Townhouse (Single) 1/763 Doncaster Rd DONCASTER 3108 Agent Comments | | Agent Comments |
| / goint e entre in a second seco | Price: \$1,000,000 Method: Date: 05/04/2023 | |
| | | Agent Comments |

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.

Account - Barry Plant | P: 03 9842 8888





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