

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

6/14 Frederick Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$780,000 & \$858,000

Median sale price

Median price \$717,500 Property Type Unit Suburb Doncaster

Period - From 01/10/2023 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	4/2 Curlew Ct DONCASTER 3108	\$745,000	12/11/2023
2			
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:

09/04/2024 09:44

6/14 Frederick Street, Doncaster Vic 3108

**Jellis
Craig**

Nicole Qiu

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Indicative Selling Price

\$780,000 - \$858,000

Median Unit Price

December quarter 2023: \$717,500



 2  2  2

Property Type: Townhouse

Agent Comments

Comparable Properties



4/2 Curlew Ct DONCASTER 3108 (REI/VG)

Agent Comments

 2  1  1

Price: \$745,000

Method: Private Sale

Date: 12/11/2023

Property Type: Townhouse (Single)

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 - Jellis Craig | P: 03 8841 4888



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