

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

15A/1-3 Frank Street Doncaster VIC 3108

Indicative selling price

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

Single Price

or range
between

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Sep 2020

to

31 Aug 2021

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

1/4 Frank Street Doncaster VIC 3108	\$1,250,000	22-May-21
70 Turana Street Doncaster VIC 3108	\$1,195,000	10-Mar-21
3/13 Pettys Lane Doncaster VIC 3108	\$1,150,000	17-Apr-21

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 September 2021



1/4 Frank Street Doncaster VIC 3108

 4  2  2

Sold Price **\$1,250,000** Sold Date **22-May-21**

Distance **0.04km**



70 Turana Street Doncaster VIC 3108

 4  2  2

Sold Price **\$1,195,000** Sold Date **10-Mar-21**

Distance **1.04km**



3/13 Pettys Lane Doncaster VIC 3108

 4  2  2

Sold Price **\$1,150,000** Sold Date **17-Apr-21**

Distance **1.31km**

RS = Recent sale UN = Undisclosed Sale

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