

# 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

6/13-15 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)

Range between

\$810,000

&

\$890,000

### Median sale price

Median price

\$947,500

Property Type

Unit

Suburb

Doncaster East

Period - From

01/01/2022

to

31/12/2022

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	1/8 Thea Gr DONCASTER EAST 3109	\$860,000	19/12/2022
2	6 Coolabah St DONCASTER 3108	\$837,000	10/12/2022
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:

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**Indicative Selling Price**  
\$810,000 - \$890,000  
**Median Unit Price**  
Year ending December 2022: \$947,500



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 229 sqm approx  
**Agent Comments**

## Comparable Properties



1/8 Thea Gr DONCASTER EAST 3109 (REI/VG) **Agent Comments**



**Price:** \$860,000  
**Method:** Private Sale  
**Date:** 19/12/2022  
**Property Type:** House (Res)  
**Land Size:** 304 sqm approx



6 Coolabah St DONCASTER 3108 (REI/VG) **Agent Comments**



**Price:** \$837,000  
**Method:** Auction Sale  
**Date:** 10/12/2022  
**Property Type:** Unit  
**Land Size:** 295 sqm approx

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.