

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

3/76 Franklin Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$908,500

Property Type Unit

Suburb Doncaster East

Period - From 01/10/2022

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	2/5 Canara St DONCASTER EAST 3109	\$1,180,000	17/09/2022
2	9a Paula Cr DONCASTER EAST 3109	\$1,090,000	29/11/2022
3	1/34 Baratta St DONCASTER EAST 3109	\$943,000	05/11/2022

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:

29/03/2023 14:05



 3  2  2

Property Type: unit
Land Size: 267.878 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Unit Price
December quarter 2022: \$908,500

Comparable Properties



2/5 Canara St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,180,000
Method: Auction Sale
Date: 17/09/2022
Property Type: Unit
Land Size: 317 sqm approx



9a Paula Cr DONCASTER EAST 3109 (VG)

Agent Comments

 3  -  -

Price: \$1,090,000
Method: Sale
Date: 29/11/2022
Property Type: House (Res)
Land Size: 371 sqm approx



1/34 Baratta St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  2  2

Price: \$943,000
Method: Auction Sale
Date: 05/11/2022
Property Type: Unit
Land Size: 322 sqm approx