

# 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

1/31 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 \$820,000 & \$900,000

### Median sale price\*

Median price \$870,000 Property Type Unit Suburb Doncaster East

Period - From 17/08/2020 to 17/02/2021 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	3/14 Amdura Rd DONCASTER EAST 3109	\$880,000	08/10/2020
2	2/42 Russell Cr DONCASTER EAST 3109	\$852,000	22/11/2020
3	1/30 Kiewa St DONCASTER 3108	\$828,000	04/02/2021

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: 17/02/2021 14:31

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**Indicative Selling Price**

\$820,000 - \$900,000

**Median Unit Price \***

17/08/2020 - 17/02/2021: \$870,000

\* Agent calculated median



3   2   2

**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties

**3/14 Amdura Rd DONCASTER EAST 3109 (VG)** Agent Comments

3   -   -

**Price:** \$880,000

**Method:** Sale

**Date:** 08/10/2020

**Property Type:** Flat/Unit/Apartment (Res)



**2/42 Russell Cr DONCASTER EAST 3109 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$852,000

**Method:** Private Sale

**Date:** 22/11/2020

**Property Type:** Unit



**1/30 Kiewa St DONCASTER 3108 (REI)**

Agent Comments

3   2   1

**Price:** \$828,000

**Method:** Sold Before Auction

**Date:** 04/02/2021

**Rooms:** 6

**Property Type:** Unit

**Land Size:** 341 sqm approx