

## 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

7/25 FRANKLIN ROAD DONCASTER EAST VIC 3109

### Indicative selling price

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

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$922,500

Property type

Unit

Suburb

Doncaster East

Period-from

01 Mar 2023

to

29 Feb 2024

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

2/16 FRANKLIN ROAD DONCASTER EAST VIC 3109	\$772,000	12-Sep-23
8/25 FRANKLIN ROAD DONCASTER EAST VIC 3109	\$720,000	02-Dec-23
7/213 BLACKBURN ROAD DONCASTER EAST VIC 3109	\$888,000	08-Mar-24

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: 10 March 2024



## 2/16 FRANKLIN ROAD DONCASTER EAST VIC 3109

 2  1  1

Sold Price **\$772,000** Sold Date **12-Sep-23**

Distance **0.14km**



## 8/25 FRANKLIN ROAD DONCASTER EAST VIC 3109

 2  1  1

Sold Price **\$720,000** Sold Date **02-Dec-23**

Distance **0.01km**



## 7/213 BLACKBURN ROAD DONCASTER EAST VIC 3109

 2  1  1

Sold Price <sup>RS</sup> **\$888,000** Sold Date **08-Mar-24**

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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