

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

1/32 Frederick Street, Doncaster Vic 3108

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,500,000

Property Type

House

Suburb

Doncaster

Period - From

01/04/2022

to

30/06/2022

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	14 Meadowbank Av DONCASTER 3108	\$1,320,000	04/06/2022
2	2/34 Queens Av DONCASTER 3108	\$1,230,000	04/08/2022
3	1/8 Curlew Ct DONCASTER 3108	\$1,205,000	10/09/2022

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:

28/09/2022 15:28



 4
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Property Type: House
Land Size: 277 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,300,000
Median House Price
 June quarter 2022: \$1,500,000

Comparable Properties



14 Meadowbank Av DONCASTER 3108 (REI/VG)

Agent Comments

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Price: \$1,320,000
Method: Auction Sale
Date: 04/06/2022
Property Type: House (Res)
Land Size: 290 sqm approx



2/34 Queens Av DONCASTER 3108 (REI)

Agent Comments

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Price: \$1,230,000
Method: Private Sale
Date: 04/08/2022
Property Type: Townhouse (Res)
Land Size: 239 sqm approx



1/8 Curlew Ct DONCASTER 3108 (REI)

Agent Comments

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  2
  2

Price: \$1,205,000
Method: Auction Sale
Date: 10/09/2022
Property Type: Townhouse (Res)
Land Size: 303 sqm approx