

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

6/73-75 Franklin Road, Doncaster East Vic 3109

Indicative selling price

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

Single price

\$1,200,000

Median sale price

Median price

\$1,187,500

Property Type

Townhouse

Suburb

Doncaster East

Period - From

21/11/2021

to

20/11/2022

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	15 Montgomery St DONCASTER EAST 3109	\$1,281,300	13/08/2022
2	1/25 Maxia Rd DONCASTER EAST 3109	\$1,273,000	29/07/2022
3	2/5 Cassowary St DONCASTER EAST 3109	\$1,143,000	01/10/2022

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:

21/11/2022 13:45



 4
  2
  2

Property Type: Townhouse (Res)

Land Size: 233 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000

Median Townhouse Price

21/11/2021 - 20/11/2022: \$1,187,500

Comparable Properties



15 Montgomery St DONCASTER EAST 3109
(REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,281,300

Method: Private Sale

Date: 13/08/2022

Property Type: Townhouse (Res)

Land Size: 407 sqm approx



1/25 Maxia Rd DONCASTER EAST 3109
(REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,273,000

Method: Private Sale

Date: 29/07/2022

Property Type: Townhouse (Res)



2/5 Cassowary St DONCASTER EAST 3109
(REI)

Agent Comments

 3
  2
  2

Price: \$1,143,000

Method: Auction Sale

Date: 01/10/2022

Property Type: Townhouse (Res)

Land Size: 214 sqm approx

Account - Barry Plant | P: 03 9842 8888