## 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

45 Frederick Street, Doncaster Vic 3108

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/un	derquoting
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Single price \$1,314,999

#### Median sale price

Median price	\$1,470,000	Pro	operty Type Ho	use		Suburb	Doncaster
Period - From	27/11/2020	to	26/11/2021	] So	ource	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 sixmonths 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		
3		

#### OR

**B**<sup>\*</sup> 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:

27/11/2021 15:56









**Property Type:** House **Land Size:** 347 sqm approx Agent Comments Indicative Selling Price \$1,314,999 Median House Price 27/11/2020 - 26/11/2021: \$1,470,000

# **Comparable Properties**

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.

Account - Philip Webb





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