

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

210/19-21 Frederick Street, Doncaster Vic 3108

Indicative selling price

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

Single price

\$645,000

Median sale price*

Median price

\$675,000

Property Type

Unit

Suburb

Doncaster

Period - From

26/09/2019

to

26/03/2020

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	6/356 Manningham Rd DONCASTER 3108	\$685,000	30/12/2019
2	G03/20 Hepburn Rd DONCASTER 3108	\$655,000	25/11/2019
3	6/1 Pettys La DONCASTER 3108	\$646,000	24/10/2019

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:

26/03/2020 10:45



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$645,000

Median Unit Price *

26/09/2019 - 26/03/2020: \$675,000

* Agent calculated median

Comparable Properties



6/356 Manningham Rd DONCASTER 3108 (REI/VG)

Agent Comments

2 1 1

Price: \$685,000

Method: Private Sale

Date: 30/12/2019

Property Type: Apartment



G03/20 Hepburn Rd DONCASTER 3108 (REI)

Agent Comments

2 2 2

Price: \$655,000

Method: Private Sale

Date: 25/11/2019

Rooms: 5

Property Type: Apartment



6/1 Pettys La DONCASTER 3108 (VG)

Agent Comments

2 - -

Price: \$646,000

Method: Sale

Date: 24/10/2019

Property Type: Strata Unit/Flat