

# 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

2/51 Franklin Road, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$890,000 & \$975,000

### Median sale price\*

Median price \$848,888 Property Type Unit Suburb Doncaster East

Period - From 27/10/2020 to 27/04/2021 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 | 2/60 Maggs St DONCASTER EAST 3109    | \$990,000 | 11/03/2021   |
| 2 | 2/15-17 Roger St DONCASTER EAST 3109 | \$956,000 | 27/02/2021   |
| 3 | 3/39 Paula Cr DONCASTER EAST 3109    | \$910,000 | 13/03/2021   |

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:

27/04/2021 17:47



3 2 2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$890,000 - \$975,000

Median Unit Price \*

27/10/2020 - 27/04/2021: \$848,888

\* Agent calculated median

## Comparable Properties



2/60 Maggs St DONCASTER EAST 3109 (REI)

Agent Comments

3 2 2

Price: \$990,000

Method: Private Sale

Date: 11/03/2021

Property Type: Unit

Land Size: 451 sqm approx



2/15-17 Roger St DONCASTER EAST 3109 (REI)

Agent Comments

3 1 2

Price: \$956,000

Method: Auction Sale

Date: 27/02/2021

Property Type: Unit

Land Size: 256 sqm approx



3/39 Paula Cr DONCASTER EAST 3109 (REI)

Agent Comments

3 2 2

Price: \$910,000

Method: Auction Sale

Date: 13/03/2021

Property Type: Unit

Land Size: 398 sqm approx