

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

3/11 Franklin Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$690,000

&

\$759,000

Median sale price

Median price \$822,000

House

Unit

X

Suburb

Doncaster East

Period - From 01/01/2018

to

31/03/2018

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.

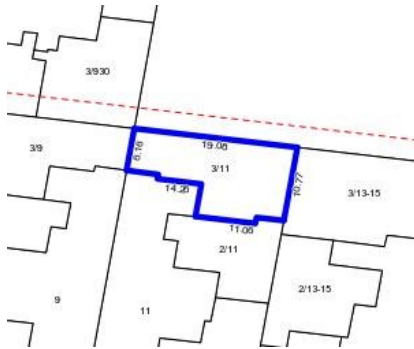
	Address of comparable property	Price	Date of sale
1	2/3 Bowen Rd DONCASTER EAST 3109	\$720,000	15/06/2018
2	3/6-10 Darcy St DONCASTER 3108	\$707,000	03/03/2018
3	1/95 Blackburn Rd DONCASTER EAST 3109	\$700,000	15/04/2018

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.

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Indicative Selling Price
\$690,000 - \$759,000
Median Unit Price
March quarter 2018: \$822,000



 2  - 

Rooms:
Property Type: Flat
Land Size: 174.533 sqm approx
Agent Comments

Comparable Properties



2/3 Bowen Rd DONCASTER EAST 3109 (REI) Agent Comments

 2
  1
  2

Price: \$720,000
Method: Private Sale
Date: 15/06/2018
Rooms: -
Property Type: Unit



3/6-10 Darcy St DONCASTER 3108 (REI/VG) Agent Comments

 2  1  1

Price: \$707,000
Method: Auction Sale
Date: 03/03/2018
Rooms: 5
Property Type: Unit
Land Size: 236 sqm approx



1/95 Blackburn Rd DONCASTER EAST 3109 (REI) Agent Comments

 2 1 2

Price: \$700,000
Method: Auction Sale
Date: 15/04/2018
Rooms: 5
Property Type: Unit