

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

1/7 Frank Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,550,000

Property Type House

Suburb Doncaster

Period - From 01/01/2023

to 31/12/2023

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	1/36 Packham St BOX HILL NORTH 3129	\$1,538,000	23/03/2024
2	2/7-9 Hampshire Rd DONCASTER 3108	\$1,528,000	28/10/2023
3	2/3 Nauru Ct DONCASTER 3108	\$1,461,000	09/12/2023

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:

02/04/2024 15:40

1/7 Frank Street, Doncaster Vic 3108

McGrath

Ripple Wu

03 9889 8800

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ripplewu@mcgrath.com.au

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

Year ending December 2023: \$1,550,000



 4  3  2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



1/36 Packham St BOX HILL NORTH 3129 (REI) **Agent Comments**

 4  3  2

Price: \$1,538,000

Method: Auction Sale

Date: 23/03/2024

Property Type: Townhouse (Res)

Land Size: 307 sqm approx



2/7-9 Hampshire Rd DONCASTER 3108 (REI) **Agent Comments**

 4  2  2

Price: \$1,528,000

Method: Auction Sale

Date: 28/10/2023

Property Type: Townhouse (Res)

Land Size: 285 sqm approx



2/3 Nauru Ct DONCASTER 3108 (REI/VG) **Agent Comments**

 4  3  2

Price: \$1,461,000

Method: Auction Sale

Date: 09/12/2023

Property Type: Townhouse (Res)

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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