

## 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

1/4 Frank Street Doncaster VIC 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$618,000

Property type

Unit

Suburb

Doncaster

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

### 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 6 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

|                                          |             |           |
|------------------------------------------|-------------|-----------|
| 1/32 Frederick Street Doncaster VIC 3108 | \$1,104,000 | 05-Dec-20 |
| 2B Highview Drive Doncaster VIC 3108     | \$1,140,000 | 25-Feb-21 |
| 2A Amaroo Court Box Hill North VIC 3129  | \$1,276,000 | 13-Mar-21 |

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 6 months.~~

This Statement of Information was prepared on: 04 May 2021



**1/32 Frederick Street Doncaster VIC 3108** Sold Price **\$1,104,000** Sold Date **05-Dec-20**

4 2 2

Distance **0.31km**



**2B Highview Drive Doncaster VIC 3108** Sold Price <sup>RS</sup> **\$1,140,000** Sold Date **25-Feb-21**

4 2 1

Distance **0.31km**



**2A Amaroo Court Box Hill North VIC 3129** Sold Price <sup>RS</sup> **\$1,276,000** Sold Date **13-Mar-21**

4 2 2

Distance **0.6km**



**6/3-5 Whittens Lane Doncaster VIC 3108** Sold Price <sup>RS</sup> - Sold Date **29-Apr-21**

4 2 2

Distance **0.16km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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