

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

2/38 Frederick Street, Doncaster Vic 3108

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$660,000

Property Type

Unit

Suburb

Doncaster

Period - From

01/04/2023

to

31/03/2024

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	5/38 Frederick St DONCASTER 3108	\$1,210,000	26/10/2023
2	2/7 Campaspe St BOX HILL NORTH 3129	\$1,190,000	04/01/2024
3	2/6 Boyd St DONCASTER 3108	\$1,170,000	27/04/2024

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:

29/04/2024 16:50

2/38 Frederick Street, Doncaster Vic 3108

McGrath

Joo Ming (JM) Lim

03 9889 8800

0476 784 585

joominglim@mcgrath.com.au

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median Unit Price

Year ending March 2024: \$660,000



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



5/38 Frederick St DONCASTER 3108 (REI/VG)

Agent Comments

3 2 2

Price: \$1,210,000

Method: Sold Before Auction

Date: 26/10/2023

Property Type: Townhouse (Res)



2/7 Campaspe St BOX HILL NORTH 3129 (VG)

Agent Comments

3 - -

Price: \$1,190,000

Method: Sale

Date: 04/01/2024

Property Type: Flat/Unit/Apartment (Res)



2/6 Boyd St DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$1,170,000

Method: Auction Sale

Date: 27/04/2024

Property Type: Townhouse (Res)

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



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