

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

G05/19 FREDERICK STREET DONCASTER VIC 3108

Indicative selling price

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

Single Price

or range
between

\$390,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Doncaster

Period-from

01 May 2021

to

30 Apr 2022

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

123/642 DONCASTER ROAD DONCASTER VIC 3108	\$410,000	13-Oct-21
308/8 BERKELEY STREET DONCASTER VIC 3108	\$405,000	04-Mar-22
411/9 WILLIAMSONS ROAD DONCASTER VIC 3108	\$470,000	11-Jan-22

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: 02 May 2022



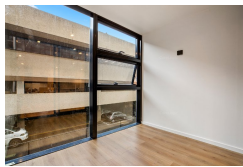
YORKSHIRE
PROPERTY

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**123/642 DONCASTER ROAD
DONCASTER VIC 3108**

1 1 1

Sold Price **\$410,000** Sold Date **13-Oct-21**

Distance -

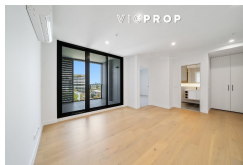


**308/8 BERKELEY STREET
DONCASTER VIC 3108**

1 1 1

Sold Price **\$405,000** Sold Date **04-Mar-22**

Distance **0.49km**



**411/9 WILLIAMSONS ROAD
DONCASTER VIC 3108**

1 1 1

Sold Price **\$470,000** Sold Date **11-Jan-22**

Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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