

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

1/28 Fromhold Drive 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

\$1,150,000

&

\$1,190,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$597,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Mar 2020

to

28 Feb 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

1/31 Franklin Road Doncaster East VIC 3109	\$1,175,000	27-Mar-21
1/40 Maude Street Box Hill North VIC 3129	\$1,175,000	20-Mar-21
3/48 Victoria Street Box Hill VIC 3128	\$1,195,000	20-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: 29 March 2021



**1/31 Franklin Road Doncaster East
VIC 3109**

Sold Price

^{RS}

\$1,175,000

Sold Date

27-Mar-21



3



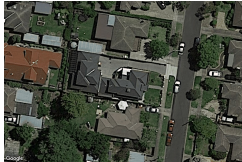
2



2

Distance

1.45km



**1/40 Maude Street Box Hill North
VIC 3129**

Sold Price

Sold Date

20-Mar-21



4



3



2

Distance

2.77km



**3/48 Victoria Street Box Hill VIC
3128**

Sold Price

^{RS}

\$1,195,000

Sold Date

20-Mar-21



4



3



2

Distance

4.48km

RS = Recent sale

UN = Undisclosed Sale

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