

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

8/25 Franklin Road, Doncaster East Vic 3109

Indicative selling price

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

Single price

\$728,000

Median sale price

Median price

\$974,000

Property Type

Unit

Suburb

Doncaster East

Period - From

01/10/2022

to

30/09/2023

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	2/16 Franklin Rd DONCASTER EAST 3109	\$772,000	20/09/2023
2	1/73 Beverley St DONCASTER EAST 3109	\$755,000	06/10/2023
3	2/67 Leeds St DONCASTER EAST 3109	\$750,000	19/08/2023

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:

18/11/2023 16:42



 2  1  1

Rooms: 4
Property Type: Townhouse (Res)
Land Size: 115.5 sqm approx
 Agent Comments

Indicative Selling Price
 \$728,000

Median Unit Price
 Year ending September 2023: \$974,000

Comparable Properties



2/16 Franklin Rd DONCASTER EAST 3109
 (REI/VG)

Agent Comments

 2  1  1

Price: \$772,000
Method: Private Sale
Date: 20/09/2023
Property Type: Unit



1/73 Beverley St DONCASTER EAST 3109
 (REI/VG)

Agent Comments

 2  1  1

Price: \$755,000
Method: Private Sale
Date: 06/10/2023
Property Type: Unit
Land Size: 212 sqm approx



2/67 Leeds St DONCASTER EAST 3109
 (REI/VG)

Agent Comments

 2  1  2

Price: \$750,000
Method: Auction Sale
Date: 19/08/2023
Property Type: Unit
Land Size: 156 sqm approx