

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 6a Carnarvon Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$990,000 & \$1,080,000

Median sale price

Median price \$1,050,000 Property Type Townhouse Suburb Doncaster

Period - From 02/12/2023 to 01/12/2024 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	2c Ronald St BOX HILL NORTH 3129	\$1,191,000	02/11/2024
2	4 Fleur La DONCASTER 3108	\$1,200,000	26/06/2024
3	2/38 Frederick St DONCASTER 3108	\$1,180,000	24/06/2024

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: 02/12/2024 10:08



 3  2  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$990,000 - \$1,080,000
Median Townhouse Price
02/12/2023 - 01/12/2024: \$1,050,000

Comparable Properties



2c Ronald St BOX HILL NORTH 3129 (REI)

Agent Comments

 3  2  2

Price: \$1,191,000
Method: Auction Sale
Date: 02/11/2024
Property Type: Townhouse (Res)
Land Size: 279 sqm approx



4 Fleur La DONCASTER 3108 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,200,000
Method: Private Sale
Date: 26/06/2024
Property Type: Townhouse (Single)
Land Size: 167 sqm approx



2/38 Frederick St DONCASTER 3108 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,180,000
Method: Private Sale
Date: 24/06/2024
Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9842 8888