

# 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

1/70 Thea Grove, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,030,000 & \$1,080,000

### Median sale price

Median price \$979,500 Property Type Unit Suburb Doncaster East

Period - From 01/04/2023 to 30/06/2023 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	1/22 Thea Gr DONCASTER EAST 3109	\$1,150,000	24/07/2023
2	46 Surrey Rd BLACKBURN NORTH 3130	\$1,100,500	15/07/2023
3	4a Thea Gr DONCASTER EAST 3109	\$938,000	02/05/2023

**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:

24/08/2023 13:58



3   1   2

**Property Type:** House  
**Land Size:** 332 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,030,000 - \$1,080,000  
**Median Unit Price**  
June quarter 2023: \$979,500

## Comparable Properties



**1/22 Thea Gr DONCASTER EAST 3109 (REI)**   **Agent Comments**

4   2   2

**Price:** \$1,150,000  
**Method:** Sold Before Auction  
**Date:** 24/07/2023  
**Property Type:** Townhouse (Res)



**46 Surrey Rd BLACKBURN NORTH 3130 (REI)**   **Agent Comments**

4   1   2

**Price:** \$1,100,500  
**Method:** Auction Sale  
**Date:** 15/07/2023  
**Property Type:** House (Res)  
**Land Size:** 461 sqm approx



**4a Thea Gr DONCASTER EAST 3109 (REI/VG)**   **Agent Comments**

3   1   1

**Price:** \$938,000  
**Method:** Sold Before Auction  
**Date:** 02/05/2023  
**Property Type:** Unit  
**Land Size:** 283 sqm approx