

## 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

109/6 THIELE STREET DONCASTER VIC 3108

### Indicative selling price

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

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,900

Property type

Unit

Suburb

Doncaster

Period-from

01 Mar 2023

to

29 Feb 2024

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

802/20 HEPBURN ROAD DONCASTER VIC 3108	\$540,000	14-Feb-24
514/1 GROSVENOR STREET DONCASTER VIC 3108	\$550,000	17-Jan-24
502/91-93 TRAM ROAD DONCASTER VIC 3108	\$525,000	14-Feb-24

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: 18 March 2024

**802/20 HEPBURN ROAD  
DONCASTER VIC 3108**2  1  1 

Sold Price

RS

**\$540,000**

Sold Date

**14-Feb-24**

Distance

**0.61km****514/1 GROSVENOR STREET  
DONCASTER VIC 3108**2  1  1 

Sold Price

**\$550,000**

Sold Date

**17-Jan-24**

Distance

**0.75km****502/91-93 TRAM ROAD  
DONCASTER VIC 3108**2  1  1 

Sold Price

RS

**\$525,000**

Sold Date

**14-Feb-24**

Distance

**1.03km**

RS = Recent sale

UN = Undisclosed Sale

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