

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

2/30 Thomas Street, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$800,000

&

\$880,000

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	36a Cassowary St DONCASTER EAST 3109	\$892,000	04/08/2023
2	1/6 Amelia Cr DONCASTER EAST 3109	\$880,000	02/09/2023
3	1/25 Bullen St DONCASTER EAST 3109	\$807,000	14/10/2023

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:

03/11/2023 12:08



Property Type: Unit

Agent Comments

Comparable Properties



36a Cassowary St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$892,000

Method: Private Sale

Date: 04/08/2023

Property Type: House (Res)

Land Size: 288 sqm approx



1/6 Amelia Cr DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$880,000

Method: Auction Sale

Date: 02/09/2023

Property Type: Unit

Land Size: 289 sqm approx



1/25 Bullen St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$807,000

Method: Auction Sale

Date: 14/10/2023

Property Type: Unit

Land Size: 332 sqm approx