# 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	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$800,000		&		\$880,000			
Median sale p	rice							
Median price	\$974,000	Pro	operty Type	Unit			Suburb	Doncaster East
Period - From	01/10/2022	to	30/09/2023		So	urce	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.

Ad	dress 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





Shaun Wang





Property Type: Unit Agent Comments 8841 4888 0433 958 818 shaunwang@jelliscraig.com.au Indicative Selling Price

\$800,000 - \$880,000 Median Unit Price Year ending September 2023: \$974,000

# Comparable Properties





36a Cassowary St DONCASTER EAST 3109 (REI)



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

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

#### Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



propertydata

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