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

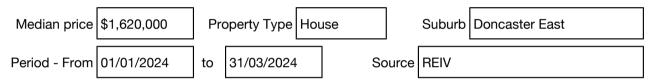
3 Thomas Street, Doncaster East Vic 3109

Indicative selling price

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		price see	consumer.vic.gov.au	/ under guoting

Single price \$1,525,000

Median sale price



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.

Add	dress of comparable property	Price	Date of sale
1	8 Keir Av DONCASTER EAST 3109	\$1,580,000	13/04/2024
2	49 Tracey St DONCASTER EAST 3109	\$1,530,000	04/12/2023
3	15 Oregon Dr DONVALE 3111	\$1,500,000	02/03/2024

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:

01/05/2024 15:20





Nicole Qiu

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Property Type: House Land Size: 776 sqm approx Agent Comments 8841 4888 0422 419 357 nicoleqiu@jelliscraig.com.au

Indicative Selling Price \$1,525,000 Median House Price March quarter 2024: \$1,620,000

Comparable Properties



8 Keir Av DONCASTER EAST 3109 (REI)



Price: \$1,580,000 Method: Auction Sale Date: 13/04/2024 Property Type: House (Res) Land Size: 651 sqm approx Agent Comments

Agent Comments



49 Tracey St DONCASTER EAST 3109 (REI/VG) Agent Comments



Price: \$1,530,000 Method: Private Sale Date: 04/12/2023 Property Type: House Land Size: 663 sqm approx



15 Oregon Dr DONVALE 3111 (REI)



Price: \$1,500,000 Method: Sold Before Auction Date: 02/03/2024 Property Type: House (Res) Land Size: 652 sqm approx

Account - Jellis Craig | P: 03 8841 4888



propertydata

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