

# 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

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

Single price

\$1,525,000

### Median sale price

Median price

\$1,620,000

Property Type

House

Suburb

Doncaster East

Period - From

01/01/2024

to

31/03/2024

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	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



3   1   2

**Property Type:** House

**Land Size:** 776 sqm approx

Agent Comments

## Comparable Properties



**8 Keir Av DONCASTER EAST 3109 (REI)**

Agent Comments

3   1   2

**Price:** \$1,580,000

**Method:** Auction Sale

**Date:** 13/04/2024

**Property Type:** House (Res)

**Land Size:** 651 sqm approx



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

3   1   2

**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)**

Agent Comments

3   1   2

**Price:** \$1,500,000

**Method:** Sold Before Auction

**Date:** 02/03/2024

**Property Type:** House (Res)

**Land Size:** 652 sqm approx