

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 309/6 Thiele Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$390,000 & \$429,000

Median sale price

Median price \$570,000 Property Type Unit Suburb Doncaster

Period - From 04/08/2022 to 03/08/2023 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	102/832 Doncaster Rd DONCASTER 3108	\$435,000	28/06/2023
2	5/33-35 Queens Av DONCASTER 3108	\$420,000	14/04/2023
3	413/101 Tram Rd DONCASTER 3108	\$394,000	20/06/2023

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: 04/08/2023 14:25



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$390,000 - \$429,000

Median Unit Price

04/08/2022 - 03/08/2023: \$570,000

Comparable Properties



102/832 Doncaster Rd DONCASTER 3108 (REI) Agent Comments

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Price: \$435,000

Method: Private Sale

Date: 28/06/2023

Property Type: Apartment



5/33-35 Queens Av DONCASTER 3108 (REI) Agent Comments

 1  1  1

Price: \$420,000

Method: Private Sale

Date: 14/04/2023

Property Type: Apartment



413/101 Tram Rd DONCASTER 3108 (REI) Agent Comments

 2  1  1

Price: \$394,000

Method: Expression of Interest

Date: 20/06/2023

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888