

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

39 Thea Grove, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,650,000 Property Type House Suburb Doncaster East

Period - From 01/04/2023 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	34 Kiewa St DONCASTER 3108	\$1,410,000	19/04/2024
2	5 Aminga Av DONCASTER EAST 3109	\$1,395,000	21/02/2024
3	19 Daphne St DONCASTER EAST 3109	\$1,335,000	23/03/2024

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:

23/05/2024 09:00



Property Type: House

Land Size: 856 sqm approx

Agent Comments

Comparable Properties



34 Kiewa St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,410,000

Method: Private Sale

Date: 19/04/2024

Property Type: House

Land Size: 703 sqm approx



5 Aminga Av DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,395,000

Method: Sold Before Auction

Date: 21/02/2024

Property Type: House (Res)

Land Size: 663 sqm approx



19 Daphne St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,335,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 646 sqm approx