

# 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 41 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)

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$975,000 Property Type Unit Suburb Doncaster East

Period - From 01/07/2022 to 30/06/2023 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 | 2/23 Banool Qdrnt DONCASTER EAST 3109 | \$1,223,000 | 09/03/2023   |
| 2 | 4/5 Lowe Ct DONCASTER EAST 3109       | \$1,160,000 | 01/03/2023   |
| 3 | 2/69 Russell Cr DONCASTER EAST 3109   | \$1,060,000 | 01/04/2023   |

**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: 23/07/2023 14:19



3   2   1

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**2/23 Banool Qdrnt DONCASTER EAST 3109 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,223,000

**Method:** Private Sale

**Date:** 09/03/2023

**Property Type:** Townhouse (Single)



**4/5 Lowe Ct DONCASTER EAST 3109 (VG)**

Agent Comments

3   -   -

**Price:** \$1,160,000

**Method:** Sale

**Date:** 01/03/2023

**Property Type:** Flat/Unit/Apartment (Res)



**2/69 Russell Cr DONCASTER EAST 3109 (REI/VG)**

Agent Comments

4   2   1

**Price:** \$1,060,000

**Method:** Auction Sale

**Date:** 01/04/2023

**Property Type:** Townhouse (Res)

**Land Size:** 197 sqm approx

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