

# 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 43 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 \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,301,000 Property Type Townhouse Suburb Doncaster East

Period - From 27/09/2022 to 26/09/2023 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.

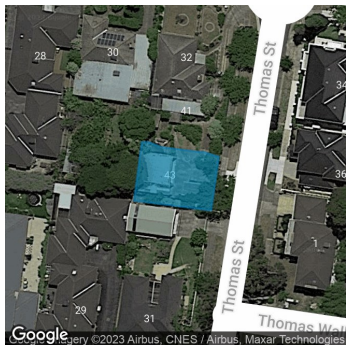
	Address of comparable property	Price	Date of sale
1	1/32 Blackburn Rd DONCASTER EAST 3109	\$1,301,000	02/09/2023
2	41 Thomas St DONCASTER EAST 3109	\$1,280,000	14/08/2023
3	1/48 Greendale Rd DONCASTER EAST 3109	\$1,550,000	30/06/2023

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:

27/09/2023 17:42



 3   
  3   
  2

**Property Type:** House (Res)

**Land Size:** 231 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median Townhouse Price**

27/09/2022 - 26/09/2023: \$1,301,000

## Comparable Properties



**1/32 Blackburn Rd DONCASTER EAST 3109 (REI)**

Agent Comments

 4   
  2   
  2

**Price:** \$1,301,000

**Method:** Auction Sale

**Date:** 02/09/2023

**Property Type:** Townhouse (Res)

**Land Size:** 286 sqm approx



**41 Thomas St DONCASTER EAST 3109 (REI)**

Agent Comments

 3   
  2   
  1

**Price:** \$1,280,000

**Method:** Sold Before Auction

**Date:** 14/08/2023

**Property Type:** Townhouse (Res)

**Land Size:** 184 sqm approx



**1/48 Greendale Rd DONCASTER EAST 3109 (REI/VG)**

Agent Comments

 4   
  3   
  2

**Price:** \$1,550,000

**Method:** Private Sale

**Date:** 30/06/2023

**Property Type:** Townhouse (Single)

Account - Barry Plant | P: 03 9842 8888