

## 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

66 THEA GROVE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,350,000

&

\$1,450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,575,500

Property type

House

Suburb

Doncaster East

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

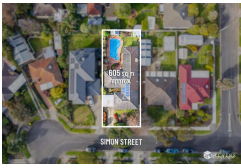
Date of sale

9 SIMON STREET BLACKBURN NORTH VIC 3130	\$1,400,000	18-Aug-23
75 BLACKBURN ROAD DONCASTER EAST VIC 3109	\$1,550,000	14-Sep-23
12 AVOCET STREET DONCASTER EAST VIC 3109	\$1,470,000	13-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 10 November 2023



**9 SIMON STREET BLACKBURN  
NORTH VIC 3130**

 4  2  2

Sold Price <sup>RS</sup> **\$1,400,000** <sup>UN</sup> Sold Date **18-Aug-23**

Distance **0.39km**



**75 BLACKBURN ROAD  
DONCASTER EAST VIC 3109**

 4  2  2

Sold Price <sup>RS</sup> **\$1,550,000** <sup>UN</sup> Sold Date **14-Sep-23**

Distance **0.5km**



**12 AVOCET STREET DONCASTER  
EAST VIC 3109**

 3  1  -

Sold Price <sup>RS</sup> **\$1,470,000** Sold Date **13-Sep-23**

Distance **0.41km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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