

# 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

73A 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)

Range between

\$1,800,000

&

\$1,980,000

### Median sale price

Median price

\$1,275,000

Property Type

Townhouse

Suburb

Doncaster East

Period - From

02/08/2022

to

01/08/2023

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	8a Renshaw St DONCASTER EAST 3109	\$1,839,000	30/03/2023
2	3a Glenview Rd DONCASTER EAST 3109	\$1,788,888	08/03/2023
3			

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:

02/08/2023 17:35



 4   
  3   
  2

**Property Type:** Townhouse

**Land Size:** 398 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,800,000 - \$1,980,000

**Median Townhouse Price**

02/08/2022 - 01/08/2023: \$1,275,000

## Comparable Properties



**8a Renshaw St DONCASTER EAST 3109**  
(REI/VG)

Agent Comments

 4   
  3   
  2

**Price:** \$1,839,000

**Method:** Private Sale

**Date:** 30/03/2023

**Property Type:** Townhouse (Single)

**Land Size:** 368 sqm approx



**3a Glenview Rd DONCASTER EAST 3109**  
(REI/VG)

Agent Comments

 4   
  3   
  2

**Price:** \$1,788,888

**Method:** Private Sale

**Date:** 08/03/2023

**Property Type:** Townhouse (Single)

**Land Size:** 400 sqm approx

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.

Account - Barry Plant | P: 03 9842 8888