Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 73A Thea Grove, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,800,000		&		\$1,980,000			
Median sale price								
Median price	\$1,275,000	Pro	Property Type		Townhouse		Suburb	Doncaster East
Period - From	02/08/2022	to	01/08/2023		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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.

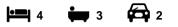
This Statement of Information was prepared on:

02/08/2023 17:35









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) Image: 1 1 Image: 2 Image: 3 Image: 2 Price: \$1,839,000 Method: Private Sale Date: 30/03/2023 Property Type: Townhouse (Single) Land Size: 368 sqm approx	Agent Comments
3a Glenview Rd DONCASTER EAST 3109 (REI/VG) 4 3 2 Price: \$1,788,888 Method: Private Sale Date: 08/03/2023 Property Type: Townhouse (Single) Land Size: 400 sqm approx	Agent Comments

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

propertydata



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