

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 9/30 Thomas Street, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000 & \$880,000

Median sale price

Median price \$930,000 Property Type Unit Suburb Doncaster East

Period - From 28/02/2023 to 28/02/2024 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	6/55 George St DONCASTER EAST 3109	\$860,000	22/02/2024
2	2/19-21 Mitcham Rd DONVALE 3111	\$805,000	08/01/2024
3	1/61 Tunstall Rd DONVALE 3111	\$788,000	09/12/2023

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: 29/02/2024 14:44



 3  1  1

Property Type: Unit
Land Size: 292 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
28/02/2023 - 28/02/2024: \$930,000

Comparable Properties

6/55 George St DONCASTER EAST 3109 (REI) **Agent Comments**

 3  2  1

Price: \$860,000
Method:
Date: 22/02/2024
Property Type: House



2/19-21 Mitcham Rd DONVALE 3111 (REI) **Agent Comments**

 2  1  1

Price: \$805,000
Method: Private Sale
Date: 08/01/2024
Property Type: Unit



1/61 Tunstall Rd DONVALE 3111 (REI/VG) **Agent Comments**

 3  1  2

Price: \$788,000
Method: Auction Sale
Date: 09/12/2023
Property Type: Unit

Account - Barry Plant | P: 03 9842 8888