

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

21a Thea Grove, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,450,000

&

\$1,595,000

Median sale price

Median price

\$1,524,000

Property Type

House

Suburb

Doncaster East

Period - From

01/10/2022

to

31/12/2022

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	2a Belvedere Av DONCASTER EAST 3109	\$1,485,000	22/10/2022
2	16 Peter St DONCASTER EAST 3109	\$1,425,000	30/12/2022
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:

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Philippa Leitner

9874 7677

0409 870 644

philippa@hoskins.com.au

Indicative Selling Price

\$1,450,000 - \$1,595,000

Median House Price

December quarter 2022: \$1,524,000



 4  2  2

Property Type: Townhouse

Land Size: 428 sqm approx

Agent Comments

Comparable Properties



2a Belvedere Av DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,485,000

Method: Sold Before Auction

Date: 22/10/2022

Property Type: Townhouse (Res)

Land Size: 318 sqm approx



16 Peter St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,425,000

Method: Private Sale

Date: 30/12/2022

Property Type: Townhouse (Res)

Land Size: 340 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.