

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

4A Sharon Street, Doncaster

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Single price

\$1,380,000

Median sale priceMedian price

\$1,440,000

Property type

House

Suburb

Doncaster

Period - From

Jan 2023

to

March 2023

Source

REIV

Comparable property sales

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. 4 Sharon Street, Doncaster	\$ 1,438,000	20/04/2023
2. 2/9 Thiele Street, Doncaster	\$ 1,550,000	17/05/2023
3. 3/9 Thiele Street, Doncaster	\$ 1,550,000	3/05/2023

This Statement of Information was prepared on:

15/06/2023

Comparable properties



\$1,438,000

4 Sharon Street, Doncaster, Victoria

DATE: 20/04/2023

PROPERTY TYPE: TOWNHOUSE

 4
  3
 2
 sqm



\$1,550,000

2/9 Thiele Street, Doncaster, Victoria

DATE: 17/05/2023

PROPERTY TYPE: TOWNHOUSE

 4
  3
 2
 sqm



\$ 1,550,000

3/9 Thiele Street, Doncaster, Victoria

DATE: 3/05/2023

PROPERTY TYPE: TOWNHOUSE

 4
  3
 2
 sqm x

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