

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

2/6 Thiele Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$650,000 & \$715,000

Median sale price

Median price \$717,500 Property Type Unit Suburb Doncaster

Period - From 01/10/2023 to 31/12/2023 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	303/330 Manningham Rd DONCASTER 3108	\$684,950	25/08/2023
2	902/91-93 Tram Rd DONCASTER 3108	\$680,000	20/09/2023
3	106/8 Hepburn Rd DONCASTER 3108	\$651,000	22/11/2023

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:

21/01/2024 20:14



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Property Type: Unit
Land Size: 108 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$715,000
Median Unit Price
December quarter 2023: \$717,500

Comparable Properties



303/330 Manningham Rd DONCASTER 3108 (REI/VG)

Agent Comments

3 2 2

Price: \$684,950
Method: Private Sale
Date: 25/08/2023
Property Type: Apartment



902/91-93 Tram Rd DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$680,000
Method: Private Sale
Date: 20/09/2023
Property Type: Apartment



106/8 Hepburn Rd DONCASTER 3108 (REI/VG)

Agent Comments

3 2 2

Price: \$651,000
Method: Private Sale
Date: 22/11/2023
Property Type: Apartment

Account - VICPROP



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