

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

27 Thomas Street, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,420,000

Property Type

House

Suburb

Doncaster East

Period - From

05/08/2020

to

04/08/2021

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	25 Roy St DONVALE 3111	\$1,208,000	20/03/2021
2	36 Martha St DONVALE 3111	\$1,200,000	11/05/2021
3	6 Friars Ct DONCASTER EAST 3109	\$1,180,000	19/02/2021

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:

05/08/2021 17:04



 3  2  2

Rooms: 5
Property Type: House
Land Size: 650 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,250,000
Median House Price
 05/08/2020 - 04/08/2021: \$1,420,000

Comparable Properties



25 Roy St DONVALE 3111 (REI/VG)

Agent Comments

 3  2  3

Price: \$1,208,000
Method: Auction Sale
Date: 20/03/2021
Property Type: House (Res)
Land Size: 654 sqm approx



36 Martha St DONVALE 3111 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,200,000
Method: Private Sale
Date: 11/05/2021
Property Type: House (Res)
Land Size: 655 sqm approx



6 Friars Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,180,000
Method: Private Sale
Date: 19/02/2021
Property Type: House
Land Size: 665 sqm approx