

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 2/37 Thea Grove, Doncaster East, VIC 3109

Indicative selling price

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

Single price \$978,000

Median sale price

Median price \$920,000

Property type TOWNHOUSE

Suburb Doncaster East

Period - From 1/4/2021

to

30/6/2021

Source REIV

Comparable property sales

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. 2/1 Greendale Road Doncaster East VIC 3109	\$1,000,000	20/3/2021
2. 1/99 Blackburn Road Doncaster East VIC 3109	\$985,000	29/3/2021
3. 41A Beverley Street Doncaster East VIC 3109	\$1,080,000	12/2/2021

This Statement of Information was prepared on: 27/7/2021