

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

2/7 Thea Grove, Doncaster East Vic 3109

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$839,000 Property Type Unit Suburb Doncaster East

Period - From 01/10/2020 to 31/12/2020 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	1/3 Wright St BLACKBURN 3130	\$883,000	14/12/2020
2	2/12 Aspinall Rd BOX HILL NORTH 3129	\$860,000	03/10/2020
3	2/42 Russell Cr DONCASTER EAST 3109	\$852,000	22/11/2020

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: 05/03/2021 10:10



 3  2  2

Property Type: Unit
Land Size: 290 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000
Median Unit Price
December quarter 2020: \$839,000

Comparable Properties



1/3 Wright St BLACKBURN 3130 (REI)

Agent Comments

 3  1  2

Price: \$883,000
Method: Private Sale
Date: 14/12/2020
Property Type: Unit



2/12 Aspinall Rd BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 3  2  2

Price: \$860,000
Method: Auction Sale
Date: 03/10/2020
Property Type: Unit
Land Size: 401 sqm approx



2/42 Russell Cr DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  2  2

Price: \$852,000
Method: Private Sale
Date: 22/11/2020
Property Type: Unit