

## 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

1 Thomas Court, Doncaster VIC 3108

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$1,500,000

#### Median sale price

Median price

\$1,230,000

Property type

House

Suburb

Doncaster

Period - From

April 2020

to

June 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. 7 Myers Court, Doncaster	\$1,300,000	01/05/2020
2. 6 Caringal Avenue, Doncaster	\$1,360,000	28/02/2020
3. 6 Idinia Court, Doncaster	\$1,275,000	10/07/2020

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:

30/07/2020

## Comparable properties



**\$1,300,000**

7 Myers Court, Doncaster, Victoria

**DATE:** 01/05/2020

**PROPERTY TYPE:** House



4



2



2



1,076 sqm



**\$1,360,000**

6 Caringal Avenue, Doncaster Victoria

**DATE:** 28/02/2020

**PROPERTY TYPE:** House



4



2



4



994 sqm



**\$1,275,000**

6 Idinia Court, Doncaster Victoria

**DATE:** 10/07/2020

**PROPERTY TYPE:** House



4



2



2



843 sqm

Get a **FREE** property appraisal for your home

[APPRAISE MY PROPERTY →](#)

## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee