

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

3/48 Thomas Street, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$982,500

Property Type

Unit

Suburb

Doncaster East

Period - From

01/01/2022

to

31/03/2022

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	2/17 Cootamundra Cr BLACKBURN 3130	\$745,193	23/12/2021
2	10/14-16 Bowen Rd DONCASTER EAST 3109	\$739,088	28/03/2022
3	4/213 Blackburn Rd DONCASTER EAST 3109	\$705,000	22/03/2022

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:

05/05/2022 16:03



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Property Type: Unit
Land Size: 204 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
March quarter 2022: \$982,500

Comparable Properties

2/17 Cootamundra Cr BLACKBURN 3130 (VG) **Agent Comments**

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Price: \$745,193
Method: Sale
Date: 23/12/2021
Property Type: Flat/Unit/Apartment (Res)



10/14-16 Bowen Rd DONCASTER EAST 3109 (REI) **Agent Comments**

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Price: \$739,088
Method: Private Sale
Date: 28/03/2022
Property Type: Townhouse (Res)



4/213 Blackburn Rd DONCASTER EAST 3109 (REI/VG) **Agent Comments**

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Price: \$705,000
Method: Private Sale
Date: 22/03/2022
Property Type: Unit