

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

117/6 Thiele Street Doncaster VIC 3108

Indicative selling price

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

Single Price

or range
between

\$570,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Jun 2019

to

31 May 2020

Source

Corelogic

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 6 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

1020/642 Doncaster Road Doncaster VIC 3108	\$620,000	22-Apr-20
217/642 Doncaster Road Doncaster VIC 3108	\$595,000	21-May-20
922/642 Doncaster Road Doncaster VIC 3108	\$599,000	13-Feb-20

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 6 months.~~

This Statement of Information was prepared on: 15 June 2020



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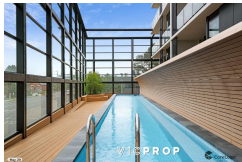
**1020/642 Doncaster Road
Doncaster VIC 3108**

2 2 1

Sold Price

^{RS} **\$620,000** Sold Date **22-Apr-20**

Distance **0.79km**



**217/642 Doncaster Road Doncaster
VIC 3108**

2 2 1

Sold Price

^{RS} **\$595,000** ^{UN} Sold Date **21-May-20**

Distance **0.79km**



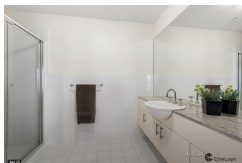
**922/642 Doncaster Road Doncaster
VIC 3108**

2 2 1

Sold Price

\$599,000 Sold Date **13-Feb-20**

Distance **0.79km**



**103/8 Clay Drive Doncaster VIC
3108**

2 2 1

Sold Price

^{RS} **\$575,000** Sold Date **24-Apr-20**

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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