

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	16/30 Thomas Street, Doncaster East Vic 3109
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Indicative selling price

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

Range between	\$760,000	&	\$836,000
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Median sale price

Median price	\$860,500	House		Unit	X	Suburb	Doncaster East
Period - From	01/04/2017	to	30/06/2017	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	1/34 Baratta St DONCASTER EAST 3109	\$830,000	24/06/2017
2	1/6 Ellin St DONCASTER EAST 3109	\$800,000	02/09/2017
3	1/9 Elizabeth St DONCASTER EAST 3109	\$782,500	18/09/2017

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.~~



 3  1  1

Rooms:

Property Type: Strata Unit/Flat

Land Size: 345 sqm approx

Agent Comments

Indicative Selling Price

\$760,000 - \$836,000

Median Unit Price

June quarter 2017: \$860,500

Comparable Properties



1/34 Baratta St DONCASTER EAST 3109 (REI) **Agent Comments**

 3  2  2

Price: \$830,000

Method: Auction Sale

Date: 24/06/2017

Rooms: 4

Property Type: Unit



1/6 Ellin St DONCASTER EAST 3109 (REI) **Agent Comments**

 3  1  2

Price: \$800,000

Method: Sold Before Auction

Date: 02/09/2017

Rooms: -

Property Type: Unit

Land Size: 287 sqm approx



1/9 Elizabeth St DONCASTER EAST 3109 (REI) **Agent Comments**

 3  1  1

Price: \$782,500

Method: Private Sale

Date: 18/09/2017

Rooms: -

Property Type: Unit