

## 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

30 Thiele Street, Doncaster Vic 3108

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000 & \$1,700,000

#### Median sale price

Median price \$1,405,000 House ☒ Unit ☐ Suburb Doncaster

Period - From 01/10/2017 to 31/12/2017 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	24 Caringal Av DONCASTER 3108	\$1,667,000	30/10/2017
2	16 Turana St DONCASTER 3108	\$1,650,000	29/11/2017
3	41 Bordeaux St DONCASTER 3108	\$1,616,000	21/11/2017

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.

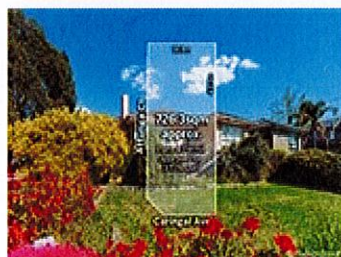


 3  2  2

**Rooms:**  
**Property Type:** House  
**Land Size:** 656.50 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,600,000 - \$1,700,000  
**Median House Price**  
 December quarter 2017: \$1,405,000

## Comparable Properties

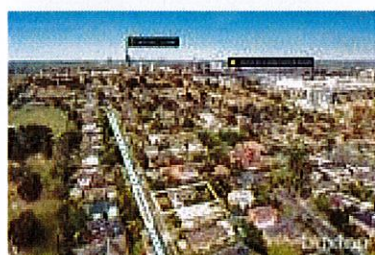


**24 Caringal Av DONCASTER 3108 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$1,667,000  
**Method:** Private Sale  
**Date:** 30/10/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 726 sqm approx



**16 Turana St DONCASTER 3108 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,650,000  
**Method:** Private Sale  
**Date:** 29/11/2017  
**Rooms:** -  
**Property Type:** House (Res)



**41 Bordeaux St DONCASTER 3108 (VG)**

**Agent Comments**

 4  -  -

**Price:** \$1,616,000  
**Method:** Sale  
**Date:** 21/11/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 661 sqm approx



## 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	32 Thiele Street, Doncaster Vic 3108
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

#### Median sale price

Median price	<input type="text" value="\$1,405,000"/>	House	<input type="text" value="X"/>	Unit	<input type="text"/>	Suburb	<input type="text" value="Doncaster"/>
Period - From	<input type="text" value="01/10/2017"/>	to	<input type="text" value="31/12/2017"/>	Source	<input type="text" value="REIV"/>		

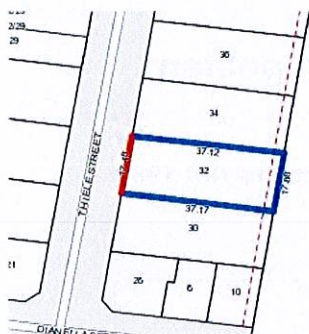
#### Comparable property sales (\*Delete A or B below as applicable)

**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	46 Roderick St DONCASTER EAST 3109	\$1,700,000	09/12/2017
2	11 Bordeaux St DONCASTER 3108	\$1,700,000	12/10/2017
3	13 robyn St DONCASTER 3108	\$1,629,000	29/12/2017

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.



 4  2  2

**Rooms:**

**Property Type:** House

**Land Size:** 656.70 sqm approx

**Agent Comments**

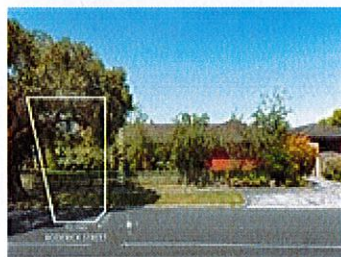
**Indicative Selling Price**

\$1,600,000 - \$1,700,000

**Median House Price**

December quarter 2017: \$1,405,000

## Comparable Properties



**46 Roderick St DONCASTER EAST 3109 (REI)** **Agent Comments**

 4  2  1

**Price:** \$1,700,000

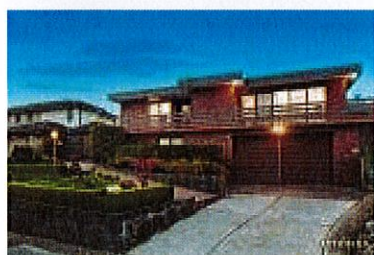
**Method:** Auction Sale

**Date:** 09/12/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 650 sqm approx



**11 Bordeaux St DONCASTER 3108 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$1,700,000

**Method:** Sold Before Auction

**Date:** 12/10/2017

**Rooms:** 9

**Property Type:** House (Res)



**13 Robyn St DONCASTER 3108 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,629,000

**Method:** Private Sale

**Date:** 29/12/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 664 sqm approx