

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

43 Thomas Street, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,350,000

&

\$1,450,000

Median sale price

Median price

\$1,311,500

Property Type

Townhouse

Suburb

Doncaster East

Period - From

17/10/2022

to

16/10/2023

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	1/48 Greendale Rd DONCASTER EAST 3109	\$1,550,000	30/06/2023
2	1/32 Blackburn Rd DONCASTER EAST 3109	\$1,301,000	02/09/2023
3	41 Thomas St DONCASTER EAST 3109	\$1,280,000	14/08/2023

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:

17/10/2023 12:43



 3  3  2

Property Type: Townhouse
(Single)
Land Size: 231 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median Townhouse Price
17/10/2022 - 16/10/2023: \$1,311,500

Comparable Properties



**1/48 Greendale Rd DONCASTER EAST 3109
(REI/VG)**

[Agent Comments](#)

 4  3  2

Price: \$1,550,000
Method: Private Sale
Date: 30/06/2023
Property Type: Townhouse (Single)



**1/32 Blackburn Rd DONCASTER EAST 3109
(REI)**

[Agent Comments](#)

 4  2  2

Price: \$1,301,000
Method: Auction Sale
Date: 02/09/2023
Property Type: Townhouse (Res)
Land Size: 286 sqm approx



41 Thomas St DONCASTER EAST 3109 (REI)

[Agent Comments](#)

 3  2  1

Price: \$1,280,000
Method: Sold Before Auction
Date: 14/08/2023
Property Type: Townhouse (Res)
Land Size: 184 sqm approx

Account - Barry Plant | P: 03 9842 8888