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	310/6 Thiele Street, Doncaster Vic 3108

Indicative selling price

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

Range between $390,000 & $429,000

Median sale price

Median price	$590,000	House		Unit	X	Suburb	Doncaster

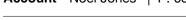Period - From 01/10/2017 to 30/09/2018 Source REIV

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	28/800 Elgar Rd DONCASTER 3108	$421,000	19/09/2018
2	315/632 Doncaster Rd DONCASTER 3108	$415,000	08/10/2018
3	G03/19-21 Frederick St DONCASTER 3108	$391,000	27/09/2018

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.~~

310/6 Thiele Street, Doncaster Vic 3108

🛏 **2**   🛁 **1**   🚗 **1**

Rooms:
Property Type: House (Res)
Land Size: 70 sqm approx

Agent Comments

Indicative Selling Price
$390,000 - $429,000
Median Unit Price
Year ending September 2018: $590,000

Comparable Properties

28/800 Elgar Rd DONCASTER 3108 (REI/VG)

🛏 **2**   🛁 **1**   🚗 **1**

Price: $421,000
Method: Private Sale
Date: 19/09/2018
Rooms: -
Property Type: Apartment

Agent Comments

315/632 Doncaster Rd DONCASTER 3108 (VG)

🛏 **2**   🛁 **-**   🚗 **-**

Price: $415,000
Method: Sale
Date: 08/10/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

G03/19-21 Frederick St DONCASTER 3108 (REI)

🛏 **2**   🛁 **1**   🚗 **1**

Price: $391,000
Method: Private Sale
Date: 27/09/2018
Rooms: -
Property Type: Apartment

Agent Comments