

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

11 Thomas Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,300,400

House

X

Unit

Suburb Doncaster East

Period - From 01/04/2018

to

30/06/2018

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	13 Lantana St DONCASTER EAST 3109	\$1,199,888	26/03/2018
2	34 Mckenzie St DONCASTER EAST 3109	\$1,180,000	21/03/2018
3	2 Astelot Dr DONVALE 3111	\$1,115,000	31/05/2018

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.

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

June quarter 2018: \$1,300,400



 4  2  1

Rooms:

Property Type: House

Land Size: 652 approx. sqm
approx

Agent Comments

Comparable Properties



13 Lantana St DONCASTER EAST 3109 (VG)

Agent Comments

 4  -  -

Price: \$1,199,888

Method: Sale

Date: 26/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 652 sqm approx



34 McKenzie St DONCASTER EAST 3109 (REI)

Agent Comments

 3  2  1

Price: \$1,180,000

Method: Private Sale

Date: 21/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 654 sqm approx



2 Astelot Dr DONVALE 3111 (REI)

Agent Comments

 4  2  2

Price: \$1,115,000

Method: Private Sale

Date: 31/05/2018

Rooms: -

Property Type: House

Land Size: 651 sqm approx