

# 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

2/6 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 \$590,000 & \$620,000

### Median sale price

Median price \$650,000

Property Type Unit

Suburb Doncaster

Period - From 01/04/2021

to 31/03/2022

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 | 504/600 Doncaster Rd DONCASTER 3108   | \$615,000 | 17/02/2022   |
| 2 | 125/3 Mitchell St DONCASTER EAST 3109 | \$610,000 | 07/04/2022   |
| 3 | 213/65 Stables Cirt DONCASTER 3108    | \$608,888 | 29/04/2022   |

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:

12/05/2022 13:47



3 2 2

**Property Type:** Apartment  
**Land Size:** 112.5 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$590,000 - \$620,000

**Median Unit Price**

Year ending March 2022: \$650,000

## Comparable Properties

**504/600 Doncaster Rd DONCASTER 3108 (VG)** **Agent Comments**

2 - -

**Price:** \$615,000

**Method:** Sale

**Date:** 17/02/2022

**Property Type:** Flat/Unit/Apartment (Res)

**125/3 Mitchell St DONCASTER EAST 3109 (REI)**

**Agent Comments**

2 2 2

**Price:** \$610,000

**Method:** Private Sale

**Date:** 07/04/2022

**Property Type:** Apartment



**213/65 Stables Cirt DONCASTER 3108 (REI)**

**Agent Comments**

2 2 1

**Price:** \$608,888

**Method:** Private Sale

**Date:** 29/04/2022

**Property Type:** Apartment

**Account - VICPROP**