

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 THOMAS WALK DONCASTER EAST VIC 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,550,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,473,500

Property type

House

Suburb

Doncaster East

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

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 6 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

3A IRELAND AVENUE DONCASTER EAST VIC 3109	\$1,685,000	16-Oct-21
56A ROSELLA STREET DONCASTER EAST VIC 3109	\$1,608,888	27-Jan-22
56 ROSELLA STREET DONCASTER EAST VIC 3109	\$1,650,000	11-Dec-21

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 6 months.~~

This Statement of Information was prepared on: 08 March 2022



3A IRELAND AVENUE DONCASTER EAST VIC 3109

Sold Price

\$1,685,000

Sold Date

16-Oct-21



4



3



2

Distance

0.65km



56A ROSELLA STREET DONCASTER EAST VIC 3109

Sold Price

^{RS}

\$1,608,888

Sold Date

27-Jan-22



4



3



2

Distance

0.98km



56 ROSELLA STREET DONCASTER EAST VIC 3109

Sold Price

^{RS}

\$1,650,000

Sold Date

11-Dec-21



4



3



2

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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