

# 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

104/6 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)

Single price \$648,800

### Median sale price

Median price \$640,000

Property Type Unit

Suburb Doncaster

Period - From 14/08/2022

to 13/08/2023

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	37/881 Doncaster Rd DONCASTER EAST 3109	\$655,000	26/06/2023
2	13/765-767 Doncaster Rd DONCASTER 3108	\$647,500	05/05/2023
3	217/6 Thiele St DONCASTER 3108	\$600,000	21/07/2023

**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:

14/08/2023 11:35



2   
 2   
 2

**Property Type:** Apartment

**Agent Comments**

Approx. 9 years old. Size approx. 73 internal + 7sqm balcony Body corp fee approx. \$924 per quarter Study / Guest Bedroom One storage cage at ground level

**Indicative Selling Price**

\$648,800

**Median Unit Price**

14/08/2022 - 13/08/2023: \$640,000

## Comparable Properties



**37/881 Doncaster Rd DONCASTER EAST 3109** Agent Comments (REI)

2   
 2   
 2

**Price:** \$655,000

**Method:** Private Sale

**Date:** 26/06/2023

**Property Type:** Apartment



**13/765-767 Doncaster Rd DONCASTER 3108** Agent Comments (REI)

2   
 2   
 1

**Price:** \$647,500

**Method:** Private Sale

**Date:** 05/05/2023

**Property Type:** Apartment



**217/6 Thiele St DONCASTER 3108 (REI)** Agent Comments

2   
 2   
 2

**Price:** \$600,000

**Method:** Private Sale

**Date:** 21/07/2023

**Property Type:** Apartment