

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

3 THOMAS STREET 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

\$1,300,000

&

\$1,430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,611,000

Property type

House

Suburb

Doncaster East

Period-from

01 Oct 2023

to

30 Sep 2024

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

4 GLENVIEW ROAD DONCASTER EAST VIC 3109	\$1,420,000	24-Apr-24
25 HARRY STREET DONCASTER EAST VIC 3109	\$1,381,000	20-Jul-24
39 THEA GROVE DONCASTER EAST VIC 3109	\$1,275,000	22-Jun-24

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: 16 October 2024

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4 GLENVIEW ROAD DONCASTER EAST VIC 3109

3 1 3

Sold Price **\$1,420,000** Sold Date **24-Apr-24**

Distance **0.22km**



25 HARRY STREET DONCASTER EAST VIC 3109

3 2 2

Sold Price **\$1,381,000** Sold Date **20-Jul-24**

Distance **0.25km**



39 THEA GROVE DONCASTER EAST VIC 3109

3 1 3

Sold Price ^{RS} **\$1,275,000** Sold Date **22-Jun-24**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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