

## 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 5/6 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 \$600,000 & \$660,000

#### Median sale price

Median price \$742,000

Unit X

Suburb Doncaster

Period - From 01/01/2017 to 31/03/2017

Source REIV

#### Comparable property sales

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
7/40-48 Tram Rd DONCASTER 3104	\$655,000	29/04/2017
7/7-11 Darcy St DONCASTER 3108	\$645,000	25/02/2017
4/63 Leeds St DONCASTER EAST 3109	\$620,000	25/02/2017

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**Indicative Selling Price**

\$600,000 - \$660,000

**Median Unit Price**

March quarter 2017: \$742,000



**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

## Comparable Properties



**7/40-48 Tram Rd DONCASTER 3104 (REI)**

**Agent Comments**



**Price:** \$655,000  
**Method:** Auction Sale  
**Date:** 29/04/2017  
**Rooms:** -  
**Property Type:** Unit



**7/7-11 Darcy St DONCASTER 3108 (REI)**

**Agent Comments**



**Price:** \$645,000  
**Method:** Auction Sale  
**Date:** 25/02/2017  
**Rooms:** 6  
**Property Type:** Unit



**4/63 Leeds St DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**



**Price:** \$620,000  
**Method:** Auction Sale  
**Date:** 25/02/2017  
**Rooms:** 5  
**Property Type:** Unit