

Statement of information

Single residential property located in the Melbourne metropolitan area

SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

Property offered for sale

Address Including suburb and postcode

21 Thea Grove, Doncaster East

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

**SINGLE
PRICE**

\$1,335,000

Median sale price

**MEDIAN
PRICE**

\$1,250,000

HOUSE

X

SUBURB

Doncaster East

**PERIOD -
FROM**

Jan 2018

TO

March 2018

SOURCE

REIV

Comparable property sales

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

26 Morinda Crescent, Doncaster East	\$1,585,000	17.05.2018
3A Colchester Drive, Doncaster East	\$1,320,000	10.02.2018
1 Layman Court, Doncaster East	\$1,501,500	16.05.2018

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Comparable properties



\$1,585,000

26 Morinda Crescent, Doncaster East, Victoria

DATE: 17.05.2018

PROPERTY TYPE: Townhouse

 4  3
 2  375 sqm x



\$1,320,000

3A Colchester Drive, Doncaster East, Victoria

DATE: 10.02.2018

PROPERTY TYPE: Townhouse

 4  3
 2  330 sqm x



\$1,501,500

1 Layman Court, Doncaster East, Victoria

DATE: 16.05.2018

PROPERTY TYPE: Townhouse

 6  4
 2  358 sqm x

Our Difference



Average of only
21 days on market



We pay your
marketing fees



Highest price
guarantee