

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 10 Tracey Street, Doncaster East, VIC 3109

Indicative selling price

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

Price Range \$1,550,000 & \$1,650,000

Median sale price

Median price \$1,588,800 Property Type House Suburb Doncaster East (3108)

Period - From 30/08/2022 to 30/08/2023 Source Realestate

Comparable property sales

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 MCKENZIE STREET, DONCASTER EAST VIC 3109	\$1,640,000	16/09/2023
32 WOODLEA STREET, DONCASTER EAST VIC 3109	\$1,650,000	28/09/2023
17 OWENS STREET, DONCASTER EAST VIC 3109	\$1,611,000	23/09/2023

This Statement of Information was prepared on: 04/10/2023