## 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

11 Tusanne Place, Doncaster East Vic 3109

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,700,000		&		\$1,800,000					
Median sale p	rice									
Median price	\$1,650,000	Pro	operty Type	Hous	se		Suburb	Doncaster East		
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	6 Drysdale PI DONCASTER EAST 3109	\$1,815,000	02/09/2023
2	6 Forest PI TEMPLESTOWE 3106	\$1,778,000	25/11/2023
3	10 Tracey St DONCASTER EAST 3109	\$1,738,888	28/10/2023

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:

29/01/2024 10:47





Sam Babalis 8841 4888





**Property Type:** House **Land Size:** 520 sqm approx Agent Comments 0419513197 sambabalis@jelliscraig.com.au Indicative Selling Price

\$1,700,000 - \$1,800,000 **Median House Price** Year ending December 2023: \$1,650,000

# **Comparable Properties**





6 Drysdale PI DONCASTER EAST 3109 (REI/VG)



Price: \$1,815,000 Method: Auction Sale Date: 02/09/2023 Property Type: House (Res) Land Size: 524 sqm approx

6 Forest PI TEMPLESTOWE 3106 (REI/VG)

Agent Comments

Agent Comments



Price: \$1,778,000 Method: Auction Sale Date: 25/11/2023 Property Type: House (Res) Land Size: 450 sqm approx



10 Tracey St DONCASTER EAST 3109 (REI/VG) Agent Comments



Price: \$1,738,888 Method: Auction Sale Date: 28/10/2023 Property Type: House Land Size: 650 sqm approx

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



propertydata

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