

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 between \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,650,000 Property Type House Suburb Doncaster East

Period - From 01/01/2023 to 31/12/2023 Source 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.

	Address 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



 5  2  2

Property Type: House

Land Size: 520 sqm approx

Agent Comments

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)

Agent Comments

 4  2  2

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

 4  2  2

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

 4  2  2

Price: \$1,738,888

Method: Auction Sale

Date: 28/10/2023

Property Type: House

Land Size: 650 sqm approx