

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 2/6 Tandara Avenue, Doncaster Vic 3108

Indicative selling price

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

Range between \$2,100,000 & \$2,200,000

Median sale price

Median price \$1,570,000 Property Type House Suburb Doncaster

Period - From 01/04/2023 to 31/03/2024 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	43 Auburn Cr DONCASTER 3108	\$2,205,000	15/01/2024
2	43 Tracey St DONCASTER EAST 3109	\$2,188,888	07/04/2024
3	14 Daws Rd DONCASTER EAST 3109	\$2,030,000	19/04/2024

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: 14/06/2024 12:50



4 3 2

Property Type: House

Agent Comments

Comparable Properties



43 Auburn Cr DONCASTER 3108 (VG)

Agent Comments

4 - -

Price: \$2,205,000

Method: Sale

Date: 15/01/2024

Property Type: House (Res)

Land Size: 375 sqm approx



43 Tracey St DONCASTER EAST 3109 (REI)

Agent Comments

4 3 2

Price: \$2,188,888

Method: Private Sale

Date: 07/04/2024

Property Type: House

Land Size: 409 sqm approx



14 Daws Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

5 3 2

Price: \$2,030,000

Method: Private Sale

Date: 19/04/2024

Property Type: House

Land Size: 301 sqm approx