

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 22 Dianne Street, Doncaster East, VIC 3109

Indicative selling price

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

Price Range \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,674,400 Property Type House Suburb Doncaster East (3109)

Period - From 22/03/2023 to 22/03/2024 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
2 TURNSTONE STREET, DONCASTER EAST VIC 3109	\$1,750,000	16/03/2024
19 GERBERA COURT, BLACKBURN NORTH VIC 3130	\$1,640,000	20/03/2024
19 CANOPUS DRIVE, DONCASTER EAST VIC 3109	\$1,636,000	16/03/2024

This Statement of Information was prepared on: 22/03/2024