

# 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

4 Turnstone Street, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000 & \$1,650,000

### Median sale price

Median price \$1,615,400 Property Type House Suburb Doncaster East

Period - From 01/10/2023 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	45 Rosella St DONCASTER EAST 3109	\$1,650,000	22/02/2024
2	5 Correa Ct DONCASTER EAST 3109	\$1,610,800	17/11/2023
3			

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:

27/03/2024 15:11

4 Turnstone Street, Doncaster East Vic 3109

**Jellis  
Craig**

Nicole Qiu

8841 4888

0422 419 357

nicoleqiu@jellisrcraig.com.au



 4  2  3

**Property Type:** House

**Land Size:** 711 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,600,000 - \$1,650,000

**Median House Price**

December quarter 2023: \$1,615,400

## Comparable Properties



**45 Rosella St DONCASTER EAST 3109 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,650,000

**Method:** Private Sale

**Date:** 22/02/2024

**Property Type:** House

**Land Size:** 778 sqm approx



**5 Correa Ct DONCASTER EAST 3109 (REI/VG)**

Agent Comments

 4  3  2

**Price:** \$1,610,800

**Method:** Private Sale

**Date:** 17/11/2023

**Property Type:** House

**Land Size:** 650 sqm approx

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.

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.