

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

72 Tristania Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,620,000 Property Type House Suburb Doncaster East

Period - From 01/01/2024 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	81 Tristania St DONCASTER EAST 3109	\$1,790,000	11/05/2024
2	22 Leeds St DONCASTER EAST 3109	\$1,526,000	06/04/2024
3	22 Tristania St DONCASTER EAST 3109	\$1,500,000	14/05/2024

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:

22/05/2024 10:45



Property Type: House
Land Size: 652 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,500,000 - \$1,600,000
Median House Price
 March quarter 2024: \$1,620,000

Comparable Properties



81 Tristania St DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,790,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 748 sqm approx



22 Leeds St DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,526,000
Method: Auction Sale
Date: 06/04/2024
Property Type: House (Res)
Land Size: 732 sqm approx



22 Tristania St DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,500,000
Method: Private Sale
Date: 14/05/2024
Property Type: House
Land Size: 726 sqm approx

Account - Barry Plant | P: 03 9842 8888