

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 Tristania Street, Doncaster East Vic 3109

Indicative selling price

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

Single price \$1,450,000

Median sale price

Median price \$1,400,000

Property Type House

Suburb Doncaster East

Period - From 01/01/2021

to 31/03/2021

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	11 Cassowary St DONCASTER EAST 3109	\$1,460,000	15/04/2021
2	39 Saxonwood Dr DONCASTER EAST 3109	\$1,454,000	17/04/2021
3	15 Meadowbank Av DONCASTER 3108	\$1,450,000	01/05/2021

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:

08/05/2021 15:47

4 Tristania Street, Doncaster East Vic 3109

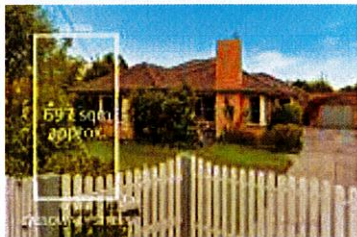


5 3 2

Property Type: House
Land Size: 725 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000
Median House Price
March quarter 2021: \$1,400,000

Comparable Properties

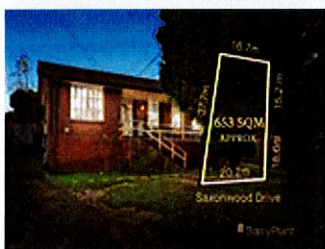


11 Cassowary St DONCASTER EAST 3109 (REI)

Agent Comments

4 2 3

Price: \$1,460,000
Method: Private Sale
Date: 15/04/2021
Property Type: Land (Res)
Land Size: 697 sqm approx



39 Saxonwood Dr DONCASTER EAST 3109 (REI)

Agent Comments

4 2 2

Price: \$1,454,000
Method: Auction Sale
Date: 17/04/2021
Property Type: House (Res)
Land Size: 653 sqm approx



15 Meadowbank Av DONCASTER 3108 (REI)

Agent Comments

3 1 2

Price: \$1,450,000
Method: Auction Sale
Date: 01/05/2021
Property Type: House (Res)
Land Size: 716 sqm approx

Account - Barry Plant | P: 03 9842 8888



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.