

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 Tracey Street, East Doncaster

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$1,480,000

Median sale price

Median price \$1,310,000

Property type House

Suburb East Doncaster

Period - From July 2020

to

Sept 2020

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
4 Silverdale Court Doncaster East	\$1,395,000	28/11/2020
2 Kiandra Court Doncaster East	\$1,428,000	30/11/2020
36 Taunton Street Doncaster East	\$1,350,000	22/07/2020

This Statement of Information was prepared on: 01/12/2020

Comparable properties



\$1,395,000

4 Silverdale Court, Doncaster East, Victoria

DATE: 28.11.2020

PROPERTY TYPE: House

 4
  3
 2
  888 sqm x



\$1,428,000

2 Kiandra Court, Doncaster East, Victoria

DATE: 30.11.2020

PROPERTY TYPE: House

 5
  3
 2
 724 sqm



\$1,350,000

36 Taunton Street, Doncaster East, Victoria

DATE: 22.07.2020

PROPERTY TYPE: House

 4
  3
 2
 823 sqm x

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21 days on market



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