

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

12 Tusanne Place, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,800,000

 &

\$1,900,000

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	11 Tusanne PI DONCASTER EAST 3109	\$2,380,000	14/02/2024
2	1 Craiglea Ct DONCASTER EAST 3109	\$1,905,000	06/02/2024
3	11 Gaudion Rd DONCASTER EAST 3109	\$1,868,888	13/02/2024

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:

25/03/2024 17:08



 5  3  2

Property Type: House
Land Size: 495 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,900,000
Median House Price
December quarter 2023: \$1,615,400

Comparable Properties



11 Tusanne PI DONCASTER EAST 3109 (REI) **Agent Comments**

 5  2  2

Price: \$2,380,000
Method: Sold Before Auction
Date: 14/02/2024
Property Type: House (Res)
Land Size: 520 sqm approx



1 Craiglea Ct DONCASTER EAST 3109 (REI) **Agent Comments**

 4  2  2

Price: \$1,905,000
Method: Private Sale
Date: 06/02/2024
Property Type: House (Res)
Land Size: 655 sqm approx



11 Gaudion Rd DONCASTER EAST 3109 (REI) **Agent Comments**

 5  2  2

Price: \$1,868,888
Method: Private Sale
Date: 13/02/2024
Property Type: House (Res)
Land Size: 839 sqm approx

Account - Barry Plant | P: 03 9842 8888