

## 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

84 Tristania Street, Doncaster East VIC 3109
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**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$1,198,000
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**Median sale price**

Median price

\$797,950
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Property type

Unit
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Suburb

Doncaster East
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Period - From

April 2019
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to

June 2019
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Source

VIC
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**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. 8 Gedye Street, Doncaster East	\$1,280,000	25.02.2019
2. 2/1 Vicki Court, Doncaster East	\$1,100,000	02.04.2019
3. 13 Rowan Street, Doncaster East	\$1,201,000	13.05.2019

**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:

19/09/2019
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## Comparable properties



**\$1,280,000**

8 Gedye Street, Doncaster East, Victoria

**DATE:** 25.02.2019

**PROPERTY TYPE:** Townhouse

 4     3  
 1     x



**\$1,100,000**

2/1 Vicki Court, Doncaster East, Victoria

**DATE:** 02.04.2019

**PROPERTY TYPE:** Townhouse

 4     3  
 2    



**\$1,201,000**

13 Rowan Street, Doncaster East, Victoria

**DATE:** 13.05.2019

**PROPERTY TYPE:** Townhouse

 4     3  
 1     x

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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee