

## 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

20 Dryden Street, Doncaster East
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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

\$ 1,690,000
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### Median sale price

Median price

\$1,540,000
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Property type

House
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Suburb

Doncaster East
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Period - From

Jan 2022
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to

March 2022
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Source

REIV
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### Comparable property sales

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 68 Dryden Street, Doncaster East	\$1,688,000	20/12/2021
2 1 Ascot Street, Doncaster East	\$ 1,675,000	4/12/2021
3 6 Nottingwood Street, Doncaster East	\$ 1,570,435	25/3/2022

This Statement of Information was prepared on:

5/05/2022
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## Comparable properties



**\$1,688,000**

68 Dryden Street, Doncaster East, Victoria

DATE: 20/12/2021

PROPERTY TYPE: HOUSE

 4    3  
 2    675 sqm



**\$1,675,000**

1 Ascot Street, Doncaster East, Victoria

DATE: 4/12/201

PROPERTY TYPE: HOUSE

 4    2  
 2    757 sqm



**\$1,570,435**

6 Nottinwood Street, Doncaster East, Victoria

DATE: 25/03/2022

PROPERTY TYPE: HOUSE

 3    1  
 1    703 sqm x

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## Our Difference



Average of only 21 days on market



We pay your marketing fees



Highest price guarantee