

## 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

27 Tristania Street, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,598,000

### Median sale price

Median price \$1,522,000

Property Type House

Suburb Doncaster East

Period - From 01/07/2021

to 30/09/2021

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	6 Yallaroo Ct DONCASTER EAST 3109	\$1,720,000	30/09/2021
2	29 Corella St DONCASTER 3108	\$1,568,000	20/10/2021
3	7 Cassowary St DONCASTER EAST 3109	\$1,555,000	06/11/2021

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:

09/11/2021 09:19

27 Tristania Street, Doncaster East Vic 3109



first  
national  
REAL ESTATE | Bill Schlink

Tina Wu

9846 2111

0433 286 984

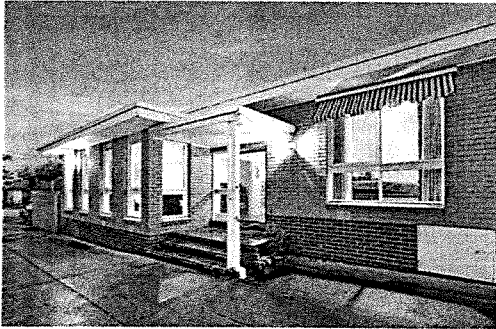
tina@billschlink.com.au

Indicative Selling Price

\$1,598,000

Median House Price

September quarter 2021: \$1,522,000



4 2 2

Rooms: 6

Property Type: House

Land Size: 682 sqm approx

Agent Comments

## Comparable Properties



6 Yallaroo Ct DONCASTER EAST 3109 (REI)

Agent Comments

4 3 2

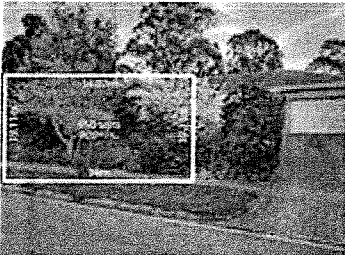
Price: \$1,720,000

Method: Private Sale

Date: 30/09/2021

Property Type: House

Land Size: 650 sqm approx



29 Corella St DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$1,568,000

Method: Auction Sale

Date: 20/10/2021

Property Type: House (Res)

Land Size: 650 sqm approx

7 Cassowary St DONCASTER EAST 3109 (REI) Agent Comments

3 2 2

Price: \$1,555,000

Method: Auction Sale

Date: 06/11/2021

Property Type: House (Res)

Land Size: 695 sqm approx

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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