

Statement of information

Single residential property located in the Melbourne metropolitan area

SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

Property offered for sale

Address Including suburb and postcode

84 Tristania Street, Doncaster East VIC 3109

Indicative selling price

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

**SINGLE
PRICE**

\$1,240,000

Median sale price

**MEDIAN
PRICE**

\$797,950

UNIT

X

SUBURB

Doncaster East

**PERIOD -
FROM**

1st April 2019

TO

30th June 2019

SOURCE

VIC

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

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

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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 



\$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 

Our Difference



Average of only
21 days on market



We pay your
marketing fees



Highest price
guarantee