

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb and  
postcode 66 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)

Range between \$2,150,000 & \$2,350,000

### Median sale price

Median price \$1,531,000 Property type House Suburb DONCASTER EAST

Period - From 01 April 2021 to 31 March 2022 Source Price Finder

### Comparable property sales

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.

Address of comparable property	Price	Date of sale
66 TRISTANIA ST, DONCASTER EAST, VIC 3109	\$2,303,000	18/01/2022
45 VICTORIA ST, DONCASTER, VIC 3108	\$2,230,000	23/01/2022

This Statement of Information was prepared on: 31/05/2022