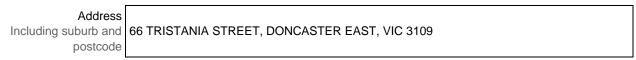
## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Property offered for sale



#### Indicative selling price

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

Range between \$	\$2,150,000	&	\$2,350,000
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#### Median sale price

Median price	\$1,531,000		Property type	House	Suburb	DONCASTER EAST
Period - From	01 April 2021	to	31 March 2022	Sou	urce Pri	ce 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

