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	2 Turnstone Street, Doncaster East Vic 3109

Indicative selling price

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

Single price $1,800,000

Median sale price

Median price $1,650,000 Property Type House Suburb Doncaster East

Period - From 01/01/2023 to 31/12/2023 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.

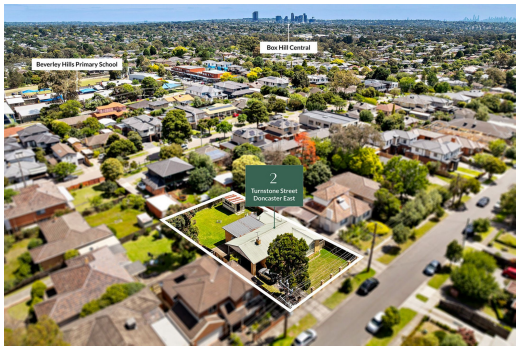
	Address of comparable property	Price	Date of sale
1	24 Taunton St DONCASTER EAST 3109	$1,825,000	28/11/2023
2	3 Nightingale Cl DONVALE 3111	$1,790,000	20/10/2023
3	10 Tracey St DONCASTER EAST 3109	$1,738,888	28/10/2023

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: 12/03/2024 09:10

2 Turnstone Street, Doncaster East Vic 3109



3 1 2

Property Type: House (Res)
Land Size: 712 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000
Median House Price
Year ending December 2023: $1,650,000

Comparable Properties



24 Taunton St DONCASTER EAST 3109 (REI/VG)

4 2 2

Price: $1,825,000
Method: Private Sale
Date: 28/11/2023
Property Type: House
Land Size: 789 sqm approx

Agent Comments



3 Nightingale Cl DONVALE 3111 (REI/VG)

4 3 2

Price: $1,790,000
Method: Private Sale
Date: 20/10/2023
Property Type: House (Res)
Land Size: 808 sqm approx

Agent Comments



10 Tracey St DONCASTER EAST 3109 (REI/VG)

4 2 2

Price: $1,738,888
Method: Auction Sale
Date: 28/10/2023
Property Type: House
Land Size: 650 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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