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	20 NORMAN STREET DONCASTER EAST VIC 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,350,000	&	$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,630,000	Property type	House	Suburb	Doncaster East
Period-from	01 Jun 2023	to	31 May 2024	Source	Corelogic

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 6 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
66 DEVON DRIVE DONCASTER EAST VIC 3109	$1,489,000	15-Jun-24
72 TRISTANIA STREET DONCASTER EAST VIC 3109	$1,425,000	15-Jun-24
81 CANOPUS DRIVE DONCASTER EAST VIC 3109	$1,500,000	16-May-24

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 6 months.~~

This Statement of Information was prepared on: 24 June 2024

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66 DEVON DRIVE DONCASTER EAST VIC 3109

3 1 2

Sold Price RS $1,489,000 Sold Date 15-Jun-24

Distance 1.4km



72 TRISTANIA STREET DONCASTER EAST VIC 3109

4 2 4

Sold Price RS $1,425,000 Sold Date 15-Jun-24

Distance 1km



81 CANOPUS DRIVE DONCASTER EAST VIC 3109

4 2 2

Sold Price RS $1,500,000 Sold Date 16-May-24

Distance 2.26km

RS = Recent sale **UN** = Undisclosed Sale

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