### 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	1/25 Leura Street, Doncaster East Vic 3109
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,200,000	&	\$1,300,000
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#### Median sale price

Median price	\$1,280,000	Pro	perty Type T	ownhouse		Suburb	Doncaster East
Period - From	06/09/2022	to	05/09/2023		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

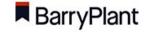
Add	dress of comparable property	Price	Date of sale
1	41 Thomas St DONCASTER EAST 3109	\$1,280,000	14/08/2023
2	2b Morinda Cr DONCASTER EAST 3109	\$1,390,000	22/07/2023
3	4/4 Ascot St DONCASTER EAST 3109	\$1,050,000	26/03/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/09/2023 17:09









Property Type: Townhouse Land Size: 237 sqm approx

Agent Comments

Indicative Selling Price \$1,200,000 - \$1,300,000 Median Townhouse Price 06/09/2022 - 05/09/2023: \$1,280,000

**Agent Comments** 

Agent Comments

# Comparable Properties



41 Thomas St DONCASTER EAST 3109 (REI)

**Price:** \$1,280,000

Method: Sold Before Auction

Date: 14/08/2023

Property Type: Townhouse (Res)



2b Morinda Cr DONCASTER EAST 3109 (REI)

**i** 2 **i** 

**Price:** \$1,390,000 **Method:** Auction Sale **Date:** 22/07/2023

Property Type: Townhouse (Res)



4/4 Ascot St DONCASTER EAST 3109 (REI/VG) Agent Comments

**1** 3 **1** 2 **1** 5

**Price:** \$1,050,000 **Method:** Private Sale **Date:** 26/03/2023

Property Type: Townhouse (Res)

**Account** - Barry Plant | P: 03 9842 8888



