

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

1/25 Leura Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,280,000 Property Type Townhouse 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	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 comparable properties 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



3 2 2

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

Comparable Properties



41 Thomas St DONCASTER EAST 3109 (REI) **Agent Comments**

3 2 1

Price: \$1,280,000

Method: Sold Before Auction

Date: 14/08/2023

Property Type: Townhouse (Res)



2b Morinda Cr DONCASTER EAST 3109 (REI) **Agent Comments**

3 2 2

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**

3 2 2

Price: \$1,050,000

Method: Private Sale

Date: 26/03/2023

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888