

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 Lord 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 \$1,575,500 Property Type House Suburb Doncaster East

Period - From 01/07/2022 to 30/06/2023 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	2/17 Richard St DONCASTER EAST 3109	\$1,401,000	29/04/2023
2	9 Bellara St DONCASTER 3108	\$1,325,000	18/05/2023
3	2/23 Banool Qdrnt DONCASTER EAST 3109	\$1,223,000	09/03/2023

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:

11/08/2023 15:04

1 Lord Street, Doncaster East Vic 3109

**Jellis
Craig**

Nicole Qiu

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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending June 2023: \$1,575,500



3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



2/17 Richard St DONCASTER EAST 3109 (REI) **Agent Comments**

4 3 2

Price: \$1,401,000

Method: Auction Sale

Date: 29/04/2023

Property Type: Townhouse (Res)



9 Bellara St DONCASTER 3108 (REI) **Agent Comments**

4 2 2

Price: \$1,325,000

Method: Private Sale

Date: 18/05/2023

Property Type: Townhouse (Res)

Land Size: 327 sqm approx



2/23 Banool Qdrnt DONCASTER EAST 3109 (REI/VG) **Agent Comments**

3 2 2

Price: \$1,223,000

Method: Private Sale

Date: 09/03/2023

Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



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