

# 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 2/92 Leeds Street, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$979,500 Property Type Unit Suburb Doncaster East

Period - From 01/04/2023 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	1/5 Belvedere Av DONCASTER EAST 3109	\$1,235,000	20/05/2023
2	1/926 Doncaster Rd DONCASTER EAST 3109	\$1,196,888	23/07/2023
3	1/1099 Doncaster Rd DONCASTER EAST 3109	\$1,100,000	26/06/2023

**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: 13/09/2023 13:38



3   2   2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**1/5 Belvedere Av DONCASTER EAST 3109**   Agent Comments  
(REI/VG)

3   2   2

**Price:** \$1,235,000

**Method:** Auction Sale

**Date:** 20/05/2023

**Property Type:** Townhouse (Res)



**1/926 Doncaster Rd DONCASTER EAST 3109**   Agent Comments  
(REI)

3   2   2

**Price:** \$1,196,888

**Method:** Private Sale

**Date:** 23/07/2023

**Property Type:** Townhouse (Res)



**1/1099 Doncaster Rd DONCASTER EAST 3109**   Agent Comments  
(REI/VG)

3   2   2

**Price:** \$1,100,000

**Method:** Sold Before Auction

**Date:** 26/06/2023

**Property Type:** Townhouse (Res)