

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

29 Lauer Street, Doncaster

Indicative selling price

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

Single price

\$1,450,000

Median sale price

Median price

\$1,600,000

Property type

House

Suburb

Doncaster

Period - From

April 2023

to

June 2023

Source

REIV

Comparable property sales

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. 4A Sharon Street, Doncaster	\$ 1,402,500	28/06/2023
2. 4 Sharon Street, Doncaster	\$ 1,432,500	20/04/2023
3. 9 Thiele Street, Doncaster	\$ 1,550,000	27/06/2023

This Statement of Information was prepared on:

26/07/2023

Comparable properties



\$ 1,402,500

4A Sharon Street, Doncaster, Victoria

DATE: 28/06/2023

PROPERTY TYPE: HOUSE

 4  3
 1  sqm



\$ 1,432,500

4 Sharon Street, Doncaster, Victoria

DATE: 20/04/2023

PROPERTY TYPE: HOUSE

 4  3
 1  sqm



\$ 1,550,000

9 Thiele Street, Doncaster, Victoria

DATE: 27/06/2023

PROPERTY TYPE: HOUSE

 4  3
 2  sqm x

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Our Difference



Average of only 21 days on market



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