## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	3/6 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 \$1,150,000	&	\$1,250,000
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#### Median sale price

Median price	\$979,500	Pro	perty Type U	nit		Suburb	Doncaster East
Period - From	01/04/2023	to	30/06/2023	So	ource	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	1/950 Doncaster Rd DONCASTER EAST 3109	\$1,250,000	11/06/2023
2	3/15 Ascot St DONCASTER EAST 3109	\$1,230,000	16/04/2023
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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

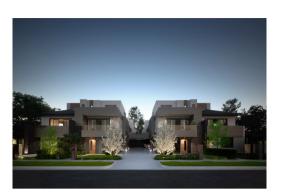
This Statement of Information was prepared on:	14/07/2023 15:23





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> **Indicative Selling Price** \$1,150,000 - \$1,250,000 **Median Unit Price** June quarter 2023: \$979,500





Property Type: Townhouse Agent Comments

## Comparable Properties

1/950 Doncaster Rd DONCASTER EAST 3109

(REI)

**—** 3



Price: \$1,250,000 Method: Private Sale Date: 11/06/2023

Property Type: Townhouse (Res)

3/15 Ascot St DONCASTER EAST 3109 (REI)





Price: \$1,230,000 Method: Private Sale Date: 16/04/2023

Property Type: Townhouse (Single)



2/23 Banool Qdrnt DONCASTER EAST 3109

(REI/VG)

**=** 3



Price: \$1,223,000 Method: Private Sale Date: 09/03/2023

Property Type: Townhouse (Single)

**Agent Comments** 

**Agent Comments** 

**Agent Comments** 

**Account - VICPROP** 



