

# 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

3/6 Leura 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

\$1,150,000

&

\$1,250,000

### 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	1/950 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 comparable properties 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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Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median Unit Price

June quarter 2023: \$979,500

## Comparable Properties

1/950 Doncaster Rd DONCASTER EAST 3109 (REI)

Agent Comments

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Price: \$1,250,000

Method: Private Sale

Date: 11/06/2023

Property Type: Townhouse (Res)



3/15 Ascot St DONCASTER EAST 3109 (REI)

Agent Comments

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Price: \$1,230,000

Method: Private Sale

Date: 16/04/2023

Property Type: Townhouse (Single)



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

Agent Comments

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Price: \$1,223,000

Method: Private Sale

Date: 09/03/2023

Property Type: Townhouse (Single)

Account - VICPROP