## 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 Leura Street, Doncaster East Vic 3109

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

#### Median sale price

Median price	\$1,650,000	Pro	perty Type	House		Suburb	Doncaster East
Period - From	28/03/2023	to	27/03/2024		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

Add	dress of comparable property	Price	Date of sale
1	5 Norman St DONCASTER EAST 3109	\$1,655,000	16/12/2023
2	45 Rosella St DONCASTER EAST 3109	\$1,650,000	22/02/2024
3	23 Bullen St DONCASTER EAST 3109	\$1,565,000	23/03/2024

#### 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.

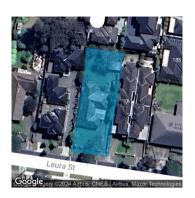
This Statement of Information was prepared on:	28/03/2024 13:57





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**Indicative Selling Price** \$1,550,000 - \$1,650,000 **Median House Price** 28/03/2023 - 27/03/2024: \$1,650,000



Property Type: House (Previously Occupied - Detached) Land Size: 788 sqm approx

**Agent Comments** 

## Comparable Properties



5 Norman St DONCASTER EAST 3109 (REI)

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Price: \$1,655,000 Method: Auction Sale Date: 16/12/2023

Property Type: House (Res) Land Size: 760 sqm approx

Agent Comments



45 Rosella St DONCASTER EAST 3109 (REI)

Price: \$1,650,000 Method: Private Sale Date: 22/02/2024 Property Type: House Land Size: 778 sqm approx Agent Comments



23 Bullen St DONCASTER EAST 3109 (REI)

Price: \$1,565,000 Method: Auction Sale Date: 23/03/2024

Property Type: House (Res) Land Size: 802 sqm approx Agent Comments

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