

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

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$1,650,000 Property 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	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 comparable properties 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

3 Leura Street, Doncaster East Vic 3109

**Jellis
Craig**

Stephen Le Get

9908 5700

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stephenleget@jellisrcraig.com.au

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

28/03/2023 - 27/03/2024: \$1,650,000



 3  1  2

Property Type: House (Previously Occupied - Detached)

Land Size: 788 sqm approx

[Agent Comments](#)

Comparable Properties



5 Norman St DONCASTER EAST 3109 (REI)

[Agent Comments](#)

 3  1  1

Price: \$1,655,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)

Land Size: 760 sqm approx



45 Rosella St DONCASTER EAST 3109 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,650,000

Method: Private Sale

Date: 22/02/2024

Property Type: House

Land Size: 778 sqm approx



23 Bullen St DONCASTER EAST 3109 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,565,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 802 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



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