

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

5 Lionel Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,650,000 Property Type House Suburb Doncaster East

Period - From 01/01/2023 to 31/12/2023 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	3 Baratta St DONCASTER EAST 3109	\$1,410,000	21/10/2023
2	24 Daphne St DONCASTER EAST 3109	\$1,460,000	08/12/2023
3			

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:

12/03/2024 17:39

5 Lionel Street, Doncaster East Vic 3109

**Jellis
Craig**

Kristy Djordevic

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Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

Year ending December 2023: \$1,650,000



 3  1  2

Property Type: House

Land Size: 733 sqm approx

Agent Comments

Comparable Properties



3 Baratta St DONCASTER EAST 3109 (REI/VG) **Agent Comments**

 3  1  2

Price: \$1,410,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House (Res)

Land Size: 742 sqm approx



24 Daphne St DONCASTER EAST 3109 (REI/VG) **Agent Comments**

 3  2  2

Price: \$1,460,000

Method: Sold Before Auction

Date: 08/12/2023

Property Type: House (Res)

Land Size: 794 sqm approx

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.

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



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