# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 5 Lionel Street, Doncaster East Vic 3109

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,350,000		&		\$1,450,000				
Median sale price									
Median price	\$1,650,000	Pro	operty Type	Hou	se		Suburb	Doncaster East	
Period - From	01/01/2023	to	31/12/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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**<sup>\*</sup> 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





Kristy Djordevic

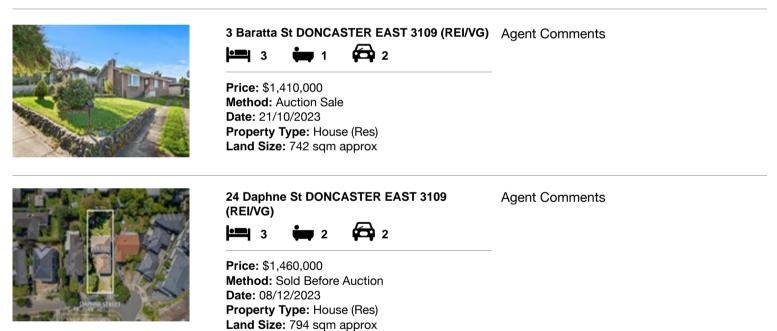




**Property Type:** House Land Size: 733 sqm approx Agent Comments 8841 4888 0467 884 530 kristydjordevic@jelliscraig.com.au

Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price Year ending December 2023: \$1,650,000

# **Comparable Properties**



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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