

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

3/5 Leura Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$834,000

House

Unit

X

Suburb

Doncaster East

Period - From 01/10/2017

to

31/12/2017

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	15 Champion St DONCASTER EAST 3109	\$1,310,000	21/10/2017
2	1/18 Talford St DONCASTER EAST 3109	\$1,270,000	04/01/2018
3	28 Roy St DONVALE 3111	\$1,238,000	11/09/2017

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.

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Indicative Selling Price

\$1,200,000 - \$1,320,000

Median Unit Price

December quarter 2017: \$834,000



 4  2  2

Rooms:

Property Type: Unit

Land Size: 209 sqm approx

Agent Comments

Comparable Properties



15 Champion St DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,310,000

Method: Auction Sale

Date: 21/10/2017

Rooms: -

Property Type: Townhouse (Res)

Land Size: 368 sqm approx



1/18 Talford St DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,270,000

Method: Private Sale

Date: 04/01/2018

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 299 sqm approx



28 Roy St DONVALE 3111 (REI)

Agent Comments

 4  2  2

Price: \$1,238,000

Method: Private Sale

Date: 11/09/2017

Rooms: 8

Property Type: Townhouse (Single)