

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

2/25 Leura Street Doncaster East VIC 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$985,000

&

\$1,085,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,454,500

Property type

House

Suburb

Doncaster East

Period-from

01 Feb 2021

to

31 Jan 2022

Source

Corelogic

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 6 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

3/7 Dianne Street Doncaster East VIC 3109	\$1,110,000	21-Jan-22
2/3 Elizabeth Street Doncaster East VIC 3109	\$1,155,000	29-Jan-22
2/7 Meryl Street Doncaster East VIC 3109	\$1,060,000	30-Sep-21

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 6 months.~~

This Statement of Information was prepared on: 10 February 2022



3/7 Dianne Street Doncaster East VIC 3109

Sold Price ^{RS} **\$1,110,000** ^{UN} Sold Date **21-Jan-22**

 3  2  2

Distance **1.06km**



2/3 Elizabeth Street Doncaster East VIC 3109

Sold Price ^{RS} **\$1,155,000** Sold Date **29-Jan-22**

 3  2  2

Distance **1.16km**



2/7 Meryl Street Doncaster East VIC 3109

Sold Price ^{RS} **\$1,060,000** Sold Date **30-Sep-21**

 3  2  2

Distance **1.37km**

RS = Recent sale **UN** = Undisclosed Sale

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