

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

15 Lionel Street, Doncaster East

Indicative selling price

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

Single price

\$1,250,000

Median sale priceMedian price

\$1,060,000

Property type

Townhouse

Suburb

Doncaster East

Period - From

April 2022

to

June 2022

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. 44 Talford Street, Doncaster East	\$1,439,000	24/05/2022
2 22 Talford Street, Doncaster East	\$1,331,000	23/04/2022
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:

1/09/2022

Comparable properties



\$1,439,000

44 Talford Street, Doncaster East, Victoria

DATE: 24/05/2022

PROPERTY TYPE: TOWNHOUSE

 3  2
 2  sqm x



\$1,331,000

22 Talford Street, Doncaster East, Victoria

DATE: 23/04/2022

PROPERTY TYPE: TOWNHOUSE

 3  2
 2  sqm

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