

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

2/3 Leeds Street, Doncaster East Vic 3109

Indicative selling price

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

Single price \$788,000

Median sale price

Median price \$1,050,000

Property Type Unit

Suburb Doncaster East

Period - From 01/10/2021

to 31/12/2021

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	14/1 Daws Rd DONCASTER EAST 3109	\$790,000	23/02/2022
2	4/1 Leeds St DONCASTER EAST 3109	\$790,000	18/10/2021
3	3/73-75 Franklin Rd DONCASTER EAST 3109	\$762,000	30/10/2021

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:

08/04/2022 12:02



Property Type: Unit

Agent Comments

Comparable Properties



14/1 Daws Rd DONCASTER EAST 3109
(REI/VG)

Agent Comments



Price: \$790,000

Method: Private Sale

Date: 23/02/2022

Property Type: Unit

Land Size: 181 sqm approx



4/1 Leeds St DONCASTER EAST 3109
(REI/VG)

Agent Comments



Price: \$790,000

Method: Private Sale

Date: 18/10/2021

Property Type: Unit



3/73-75 Franklin Rd DONCASTER EAST 3109
(REI)

Agent Comments



Price: \$762,000

Method: Auction Sale

Date: 30/10/2021

Property Type: Unit