

# 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

6 Leawarra Crescent, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,850,000 & \$1,980,000

### Median sale price

Median price \$1,524,000 Property Type House Suburb Doncaster East

Period - From 01/10/2022 to 31/12/2022 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	11 Thorncombe Wlk DONCASTER EAST 3109	\$2,050,000	05/11/2022
2	4 Harkaway Rise DONCASTER EAST 3109	\$1,946,000	12/11/2022
3	3 Honni Mews DONCASTER EAST 3109	\$1,755,000	10/12/2022

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:

05/04/2023 12:05



 5  2  2

**Property Type:** House (Res)

**Land Size:** 790 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,850,000 - \$1,980,000

**Median House Price**

December quarter 2022: \$1,524,000

## Comparable Properties



**11 Thorncombe Wlk DONCASTER EAST 3109 (REI)**

Agent Comments

 5  2  2

**Price:** \$2,050,000

**Method:** Auction Sale

**Date:** 05/11/2022

**Property Type:** House (Res)

**Land Size:** 766 sqm approx



**4 Harkaway Rise DONCASTER EAST 3109 (REI/VG)**

Agent Comments

 5  2  2

**Price:** \$1,946,000

**Method:** Auction Sale

**Date:** 12/11/2022

**Property Type:** House (Res)

**Land Size:** 771 sqm approx



**3 Honni Mews DONCASTER EAST 3109 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,755,000

**Method:** Private Sale

**Date:** 10/12/2022

**Property Type:** House

**Land Size:** 728 sqm approx