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	6 Leawarra Crescent, Doncaster East Vic 3109
Including suburb and	
postcode	

Indicative selling price

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

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

Median sale price

Median price	\$1,524,000	Pro	perty 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

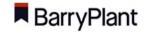
Add	dress of comparable property	Price	Date of sale
1	11 Thorncombe Wlk DONCASTER EAST 3109	\$2,050,000	05/11/2022
2	4 Harkaway Rise DONCASTER EAST 3109	\$1,946,000	12/11/2022
3	3 Honni Mews DONCASTER EAST 3109	\$1,755,000	10/12/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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









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 Wik DONCASTER EAST 3109

(REI) •== 5

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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)

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6

Price: \$1,946,000 **Method:** Auction Sale **Date:** 12/11/2022

Property Type: House (Res) **Land Size:** 771 sqm approx

Agent Comments

Agent Comments

Agent Comments





Price: \$1,755,000 Method: Private Sale Date: 10/12/2022 Property Type: House Land Size: 728 sqm approx

Account - Barry Plant | P: 03 9842 8888





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