## 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

17A Lauer Street, Doncaster Vic 3108

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	een \$1,950,000		&		\$2,100,000			
Median sale price								
Median price	\$1,467,000	Pro	operty Type	Hou	se		Suburb	Doncaster
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	26 Champion St DONCASTER EAST 3109	\$1,980,000	17/04/2025
2	26a Champion St DONCASTER EAST 3109	\$2,128,000	28/02/2025
3	13 Clancys La DONCASTER 3108	\$2,000,000	05/02/2025

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:

02/05/2025 10:15









**Property Type:** Agent Comments Indicative Selling Price \$1,950,000 - \$2,100,000 Median House Price Year ending March 2025: \$1,467,000

# **Comparable Properties**

26 Champion St DONCASTER EAST 3109 (REI)   5 4 6 2   Price: \$1,980,000   Method: Private Sale   Date: 17/04/2025   Property Type: Townhouse (Res)   Land Size: 362 sqm approx	Agent Comments
26a Champion St DONCASTER EAST 3109 (REI/VG) 5 4 3 Price: \$2,128,000 Method: Private Sale Date: 28/02/2025 Property Type: Townhouse (Res) Land Size: 363 sqm approx	Agent Comments
13 Clancys La DONCASTER 3108 (REI/VG)   5 3 2   Price: \$2,000,000   Method: Private Sale   Date: 05/02/2025   Property Type: House   Land Size: 420 sqm approx	Agent Comments

#### Account - VICPROP | P: 03 8888 1011



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