

## 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

LOT 2 Leura Street Doncaster East VIC 3109

### Indicative selling price

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

Single Price

\$1,020,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,250,100

Property type

Other

Suburb

Doncaster East

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

### 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 6 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

32 Mitchell Street Doncaster East VIC 3109	\$1,000,000	19-Oct-20
2/38 Greendale Road Doncaster East VIC 3109	\$1,150,000	17-Apr-21
2/1 Bowen Road Doncaster East VIC 3109	\$1,080,000	02-Apr-21

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 6 months.~~

This Statement of Information was prepared on: 19 May 2021



**32 Mitchell Street Doncaster East  
VIC 3109**

4 3 2

Sold Price **\$1,000,000** Sold Date **19-Oct-20**

Distance **1.23km**



**2/38 Greendale Road Doncaster  
East VIC 3109**

4 3 2

Sold Price <sup>RS</sup> **\$1,150,000** Sold Date **17-Apr-21**

Distance **1.28km**



**2/1 Bowen Road Doncaster East  
VIC 3109**

4 3 2

Sold Price <sup>RS</sup> **\$1,080,000** Sold Date **02-Apr-21**

Distance **1.46km**

RS = Recent sale

UN = Undisclosed Sale

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