



PhilipWebb

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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

3/2 Leura Street, Doncaster East Vic 3109

Indicative selling price

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

Single price \$1,080,000

Median sale price

Median price \$757,950

House

Unit

X

Suburb

Doncaster East

Period - From 01/04/2019

to 30/06/2019

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	1/2 Dianne St DONCASTER EAST 3109	\$1,220,000	22/06/2019
2	35a Roy St DONVALE 3111	\$1,150,000	27/05/2019
3	3a Bambra Ct DONCASTER EAST 3109	\$1,026,000	25/05/2019

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.



Rooms:

Property Type:

Agent Comments

Comparable Properties



1/2 Dianne St DONCASTER EAST 3109
(REI/VG)

Agent Comments



Price: \$1,220,000

Method: Private Sale

Date: 22/06/2019

Rooms: -

Property Type: Townhouse (Single)



35a Roy St DONVALE 3111 (REI/VG)

Agent Comments



Price: \$1,150,000

Method: Private Sale

Date: 27/05/2019

Rooms: 10

Property Type: Townhouse (Single)

Land Size: 326.10 sqm approx



3a Bamba Ct DONCASTER EAST 3109
(REI/VG)

Agent Comments



Price: \$1,026,000

Method: Auction Sale

Date: 25/05/2019

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 409 sqm approx