# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Price

# Property offered for sale

Address	99 Leeds Street, 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 \$1,100,000	&	\$1,210,000
---------------------------	---	-------------

### Median sale price

Median price	\$1,278,000	Pro	perty Type	House		Suburb	Doncaster East
Period - From	01/10/2019	to	31/12/2019		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

	aress of comparable property	1 1100	Date of Sale
1	2 Bambra Ct DONCASTER EAST 3109	\$1,200,000	19/10/2019
2	13 Ryall Ct DONCASTER 3108	\$1,187,500	29/02/2020
3	49 Katrina St BLACKBURN NORTH 3130	\$1,135,000	09/11/2019

#### 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.

This Statement of Information was prepared on:	17/03/2020 15:27



Date of sale





Property Type: House Land Size: 728.999 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,100,000 - \$1,210,000 **Median House Price** December quarter 2019: \$1,278,000

# Comparable Properties



2 Bambra Ct DONCASTER EAST 3109

(REI/VG) **--** 3

Price: \$1,200,000 Method: Auction Sale Date: 19/10/2019 Rooms: 5

Property Type: House (Res) Land Size: 763 sqm approx

**Agent Comments** 

#### 13 Ryall Ct DONCASTER 3108 (REI)







Price: \$1.187.500 Method: Auction Sale Date: 29/02/2020

Property Type: House (Res)

**Agent Comments** 

Agent Comments



49 Katrina St BLACKBURN NORTH 3130

(REI/VG)





Price: \$1,135,000 Method: Auction Sale Date: 09/11/2019

Rooms: 5

Property Type: House (Res) Land Size: 761 sqm approx

Account - Philip Webb





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.