

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

99 Leeds Street, Doncaster East Vic 3109

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

Property 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	Price	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



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)

Agent Comments



Price: \$1,200,000
Method: Auction Sale
Date: 19/10/2019
Rooms: 5
Property Type: House (Res)
Land Size: 763 sqm approx

13 Ryall Ct DONCASTER 3108 (REI)

Agent Comments



Price: \$1,187,500
Method: Auction Sale
Date: 29/02/2020
Property Type: House (Res)



49 Katrina St BLACKBURN NORTH 3130
(REI/VG)

Agent Comments



Price: \$1,135,000
Method: Auction Sale
Date: 09/11/2019
Rooms: 5
Property Type: House (Res)
Land Size: 761 sqm approx