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	36 Leawarra Crescent, Doncaster East Vic 3109

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,630,000 Property Type House Suburb Doncaster East

Period - From 01/10/2023 to 30/09/2024 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	3/20 Daphne St DONCASTER EAST 3109	$1,288,000	23/07/2024
2	1/45 Andersons Creek Rd DONCASTER EAST 3109	$1,248,000	08/05/2024
3			

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: 14/10/2024 16:07

36 Leawarra Crescent, Doncaster East Vic 3109

George Pangalos
8841 4888
0430 060 123
georgepangalos@jelliscraig.com.au



5 2 2

Property Type: Townhouse
Land Size: 411 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
Year ending September 2024: $1,630,000

Comparable Properties



3/20 Daphne St DONCASTER EAST 3109 (REI/VG)

4 3 2

Price: $1,288,000
Method: Private Sale
Date: 23/07/2024
Property Type: House (Res)
Land Size: 261 sqm approx

Agent Comments



1/45 Andersons Creek Rd DONCASTER EAST 3109 (REI)

4 3 2

Price: $1,248,000
Method: Private Sale
Date: 08/05/2024
Property Type: Townhouse (Res)

Agent Comments

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.

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