# 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

2/135 Beverley Street, Doncaster East Vic 3109

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$900,000		&		\$950,000					
Median sale pr										
Median price	\$1,224,444	Pro	operty Type	Том	nhouse		Suburb	Doncaster East		
Period - From	28/02/2024	to	27/02/2025		Sc	ource	Property	/ Data		

## 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.

Add	dress of comparable property	Price	Date of sale
1	10/13 May St DONCASTER EAST 3109	\$788,000	16/11/2024
2	2/96 Beverley St DONCASTER EAST 3109	\$1,025,000	26/09/2024
3	2/13 Dehnert St DONCASTER EAST 3109	\$948,000	07/09/2024

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:

28/02/2025 14:51









**Property Type:** Townhouse **Land Size:** 98 sqm approx Agent Comments Indicative Selling Price \$900,000 - \$950,000 Median Townhouse Price 28/02/2024 - 27/02/2025: \$1,224,444

# **Comparable Properties**



 10/13 May St DONCASTER EAST 3109 (REI/VG)
 Agent Comments

 3
 2
 2

Price: \$788,000 Method: Auction Sale Date: 16/11/2024 Property Type: Townhouse (Res)

2/96 Beverley St DONCASTER EAST 3109 (VG)

Agent Comments



Price: \$1,025,000 Method: Sale Date: 26/09/2024 Property Type: Flat/Unit/Apartment (Res)



2/13 Dehnert St DONCASTER EAST 3109 (REI/VG) Agent Comments

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Price: \$948,000 Method: Auction Sale Date: 07/09/2024 Property Type: Townhouse (Res)

#### Account - Barry Plant | P: 03 9842 8888



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