

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

26 Beverley Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$1,310,000 Property Type House Suburb Doncaster East

Period - From 01/07/2020 to 30/09/2020 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	1/42 Beverley St DONCASTER EAST 3109	\$830,000	27/08/2020
2	191a Church Rd DONCASTER 3108	\$830,000	08/10/2020
3	45 Douglas St BLACKBURN NORTH 3130	\$819,050	29/10/2020

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: 18/11/2020 10:09



 3  1  1

Property Type: House
Land Size: 460 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
September quarter 2020: \$1,310,000

Comparable Properties



1/42 Beverley St DONCASTER EAST 3109 (REI)

Agent Comments

 3  1  1

Price: \$830,000
Method: Private Sale
Date: 27/08/2020
Rooms: 5
Property Type: Unit



191a Church Rd DONCASTER 3108 (REI)

Agent Comments

 3  1  1

Price: \$830,000
Method: Private Sale
Date: 08/10/2020
Property Type: Townhouse (Single)
Land Size: 326 sqm approx



45 Douglas St BLACKBURN NORTH 3130 (REI)

Agent Comments

 3  1  2

Price: \$819,050
Method: Private Sale
Date: 29/10/2020
Property Type: House (Res)
Land Size: 590 sqm approx