

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

16/1 Bellevue Avenue, Doncaster East Vic 3109

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$1,600,000 Property Type House Suburb Doncaster East

Period - From 01/07/2024 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	23/1 Bellevue Av DONCASTER EAST 3109	\$480,000	29/11/2024
2	105/3 Mitchell St DONCASTER EAST 3109	\$585,000	26/09/2024
3	22/1 Bellevue Av DONCASTER EAST 3109	\$605,000	18/07/2024

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:

24/12/2024 12:00

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 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price
\$480,000 - \$520,000
Median House Price
September quarter 2024: \$1,600,000

Comparable Properties



23/1 Bellevue Av DONCASTER EAST 3109 (REI)

Agent Comments

 2  1  1

Price: \$480,000
Method: Private Sale
Date: 29/11/2024
Property Type: Apartment



105/3 Mitchell St DONCASTER EAST 3109 (REI)

Agent Comments

 2  2  2

Price: \$585,000
Method: Private Sale
Date: 26/09/2024
Property Type: Apartment



22/1 Bellevue Av DONCASTER EAST 3109 (REI/VG)

Agent Comments

 2  1  1

Price: \$605,000
Method: Private Sale
Date: 18/07/2024
Property Type: Unit

Account - Barry Plant | P: 03 9842 8888