

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

26/1 Bellevue Avenue, Doncaster East Vic 3109

Indicative selling price

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

Range between \$580,000 & \$610,000

Median sale price

Median price \$810,000 Property Type Unit Suburb Doncaster East

Period - From 01/04/2022 to 30/06/2022 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	2/881 Doncaster Rd DONCASTER EAST 3109	\$600,000	27/04/2022
2	25/881 Doncaster Rd DONCASTER EAST 3109	\$560,100	05/02/2022
3	1/1 Bellevue Av DONCASTER EAST 3109	\$515,000	02/02/2022

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:

15/07/2022 15:32



 2  1  1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$580,000 - \$610,000
Median Unit Price
June quarter 2022: \$810,000

Comparable Properties



2/881 Doncaster Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

 2  2  1

Price: \$600,000
Method: Private Sale
Date: 27/04/2022
Property Type: Apartment



25/881 Doncaster Rd DONCASTER EAST 3109 (VG)

Agent Comments

 2  -  -

Price: \$560,100
Method: Sale
Date: 05/02/2022
Property Type: Strata Unit/Flat



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

Agent Comments

 2  1  1

Price: \$515,000
Method: Private Sale
Date: 02/02/2022
Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888