

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

21 Beechwood Close, Doncaster East Vic 3109

Indicative selling price

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

Single price

\$1,495,000

Median sale price

Median price

\$1,651,000

Property Type

House

Suburb

Doncaster East

Period - From

01/04/2024

to

30/06/2024

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	2 Raintree Rd TEMPLESTOWE 3106	\$1,485,000	22/06/2024
2	1 Guildford Dr DONCASTER EAST 3109	\$1,520,000	16/03/2024
3	12 Montreal Dr DONCASTER EAST 3109	\$1,582,000	27/01/2024

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:

12/08/2024 12:21



 5
  2
  2

Property Type: House
Land Size: 866 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,495,000
Median House Price
 June quarter 2024: \$1,651,000

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.

Comparable Properties



2 Raintree Rd TEMPLESTOWE 3106 (REI)

Agent Comments

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Price: \$1,485,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)
Land Size: 787 sqm approx



1 Guildford Dr DONCASTER EAST 3109 (REI/VG)

Agent Comments

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Price: \$1,520,000
Method: Sold Before Auction
Date: 16/03/2024
Property Type: House (Res)
Land Size: 832 sqm approx



12 Montreal Dr DONCASTER EAST 3109 (REI/VG)

Agent Comments

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  2

Price: \$1,582,000
Method: Auction Sale
Date: 27/01/2024
Property Type: House (Res)
Land Size: 787 sqm approx

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