## 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

37 Bellevue Avenue, Doncaster East Vic 3109

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,680,000		&		\$1,780,000				
Median sale price									
Median price	\$1,525,000	Pro	operty Type	Hou	se		Suburb	Doncaster East	
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	54 Carbine St DONVALE 3111	\$1,600,000	28/11/2024
2	7 Parkville PI DONVALE 3111	\$1,738,888	22/10/2024
3	42 Landscape Dr DONCASTER EAST 3109	\$1,768,000	13/09/2024

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:

26/02/2025 16:45



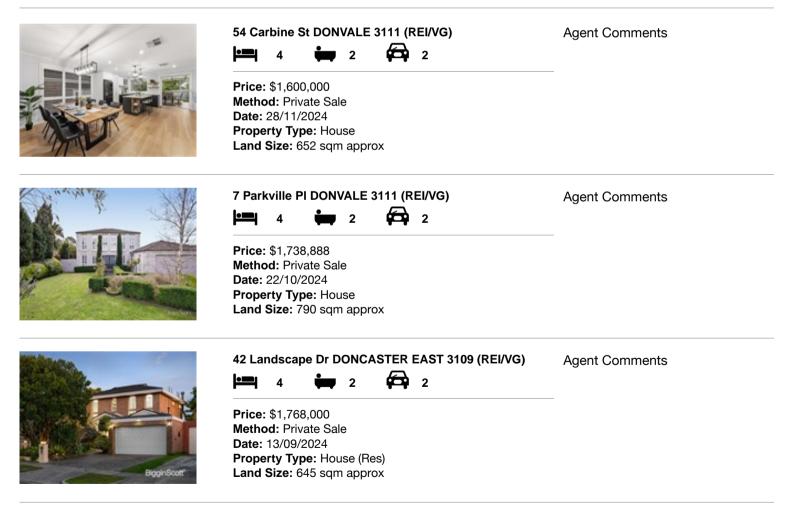






**Property Type:** House **Land Size:** 651 sqm approx Agent Comments Indicative Selling Price \$1,680,000 - \$1,780,000 Median House Price December quarter 2024: \$1,525,000

# **Comparable Properties**



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



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