

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

4/146 Beverley Street, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$850,000

&

\$930,000

Median sale price

Median price

\$839,500

Property Type

Unit

Suburb

Doncaster East

Period - From

01/01/2021

to

31/03/2021

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	4/4 Ascot St DONCASTER EAST 3109	\$900,000	27/03/2021
2	2/31 Leslie St DONVALE 3111	\$880,000	12/01/2021
3	3/146 Beverley St DONCASTER EAST 3109	\$860,000	30/11/2020

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:

06/05/2021 13:35



 3  2  2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$850,000 - \$930,000

Median Unit Price

March quarter 2021: \$839,500

Comparable Properties



4/4 Ascot St DONCASTER EAST 3109 (REI)

Agent Comments

 3  2  2

Price: \$900,000

Method: Auction Sale

Date: 27/03/2021

Property Type: Townhouse (Res)

Land Size: 146 sqm approx



2/31 Leslie St DONVALE 3111 (REI/VG)

Agent Comments

 3  2  2

Price: \$880,000

Method: Private Sale

Date: 12/01/2021

Property Type: Townhouse (Res)

3/146 Beverley St DONCASTER EAST 3109 (VG)

Agent Comments

 3  -  -

Price: \$860,000

Method: Sale

Date: 30/11/2020

Property Type: Flat/Unit/Apartment (Res)