

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

53 Belinda Crescent, Doncaster East VIC 3109

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Single price

\$1,595,000

Median sale priceMedian price

\$1,310,000

Property type

House

Suburb

Doncaster East

Period - From

OCT 20

to

DEC 20

Source

REIV

Comparable property sales

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 |
|--|-------------|--------------|
| 4 Tracey Street, Doncaster East VIC 3109 | \$1,508,000 | 06/12/2020 |
| 40 Rowan Street, Doncaster East VIC 3109 | \$1,590,000 | 06/12/2020 |
| 48 King Street, Doncaster East VIC 3109 | \$1,620,000 | 16/12/2020 |

This Statement of Information was prepared on:

11/02/2021

Comparable properties



\$1,508,000

4 Tracey Street, Doncaster East Victoria

DATE: 06.12.2020

PROPERTY TYPE: House



4



3



2



651 sqm x



\$1,590,00

40 Rowan Street, Doncaster East, Victoria

DATE: 06.12.2020

PROPERTY TYPE: House



5



3



1



651 sqm



\$1,620,000

48 King Street, Doncaster East, Victoria

DATE: 16.12.2020

PROPERTY TYPE: House



5



2



2



649 sqm x

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Average of only
21 days on market



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