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

19 BEECHWOOD CLOSE DONCASTER EAST VIC 3109

Indicative selling price

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

| Single Price | | | or rang betwee | · | \$1,390,000 | & | \$1,529,000 | | |
|---|-------------|------|-------------------|-------|-------------|--------|----------------|--|--|
| Median sale price (*Delete house or unit as applicable) | | | | | | | | | |
| Median Price | \$1,603,500 | Prop | erty type | House | | Suburb | Doncaster East | | |
| Period-from | 01 Jan 2024 | to | 31 Dec 2 | 024 | Source | | Corelogic | | |

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 6 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 WAGON ROAD TEMPLESTOWE VIC 3106 | \$1,525,000 | 01-Aug-24 |
| 13 CROFTON TERRACE DONCASTER EAST VIC 3109 | \$1,416,000 | 09-Nov-24 |
| 32 SANTA ROSA BOULEVARD DONCASTER EAST VIC 3109 | \$1,393,000 | 24-Aug-24 |

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 6 months.

This Statement of Information was prepared on: 21 January 2025

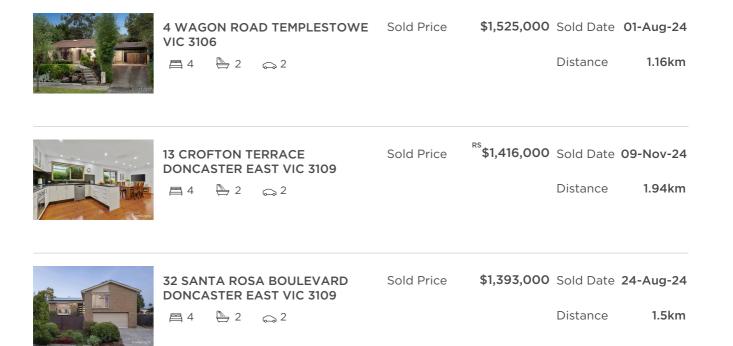


consumer.vic.gov.au



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RS = Recent sale UN = Undisclosed Sale

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