

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

57 Bellevue Avenue, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,250,000

&

\$1,375,000

Median sale price

Median price \$1,500,000

Property Type House

Suburb Doncaster East

Period - From 01/04/2021

to

30/06/2021

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	11 Darren Rise DONCASTER EAST 3109	\$1,366,000	29/07/2021
2	11 Hertford Rd DONCASTER EAST 3109	\$1,373,000	10/06/2021
3	33 Woodhouse Rd DONCASTER EAST 3109	\$1,250,000	12/03/2021

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:

30/07/2021 15:03

57 Bellevue Avenue, Doncaster East Vic 3109



4 2 2

Property Type: House (Previously Occupied - Detached)

Land Size: 708 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,375,000

Median House Price

June quarter 2021: \$1,500,000

Comparable Properties



11 Darren Rise DONCASTER EAST 3109 (REI) **Agent Comments**

3 2 2

Price: \$1,366,000

Method: Sold Before Auction

Date: 29/07/2021

Property Type: House

Land Size: 798 sqm approx



11 Hertford Rd DONCASTER EAST 3109 (REI) **Agent Comments**

4 2 2

Price: \$1,373,000

Method: Private Sale

Date: 10/06/2021

Property Type: House

Land Size: 706 sqm approx



33 Woodhouse Rd DONCASTER EAST 3109 (REI/VG) **Agent Comments**

3 2 2

Price: \$1,250,000

Method: Private Sale

Date: 12/03/2021

Property Type: House (Res)

Land Size: 650 sqm approx

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