

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 Bellara Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,180,000 & \$1,280,000

Median sale price

Median price \$1,447,500 Property Type House Suburb Doncaster

Period - From 01/07/2024 to 30/09/2024 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 Norfolk Cirt DONCASTER 3108 | \$1,305,000 | 07/08/2024 |
| 2 | | | |
| 3 | | | |

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: 14/10/2024 14:25



 3  1  2

Rooms: 6
Property Type: House (Res)
Land Size: 662 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,180,000 - \$1,280,000
Median House Price
September quarter 2024: \$1,447,500

Comparable Properties



11 Norfolk Cirt DONCASTER 3108 (REI)

[Agent Comments](#)

 3  1  2

Price: \$1,305,000
Method: Sold Before Auction
Date: 07/08/2024
Property Type: House (Res)
Land Size: 651 sqm approx

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.

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