

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

6/96 BEVERLEY STREET 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 range
between

\$1,050,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,575,500

Property type

Other

Suburb

Doncaster East

Period-from

01 Nov 2022

to

31 Oct 2023

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

3/2-4 IRELAND AVENUE DONCASTER EAST VIC 3109	\$1,030,000	10-Jun-23
1/12 BULLEN STREET DONCASTER EAST VIC 3109	\$1,010,000	20-May-23
41 THOMAS STREET DONCASTER EAST VIC 3109	\$1,280,000	17-Aug-23

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: 01 November 2023



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**3/2-4 IRELAND AVENUE
DONCASTER EAST VIC 3109**

3 2 2

Sold Price **\$1,030,000** Sold Date **10-Jun-23**

Distance **0.27km**



**1/12 BULLEN STREET DONCASTER
EAST VIC 3109**

3 2 1

Sold Price **\$1,010,000** Sold Date **20-May-23**

Distance **1.16km**



**41 THOMAS STREET DONCASTER
EAST VIC 3109**

3 2 1

Sold Price ^{RS} **\$1,280,000** Sold Date **17-Aug-23**

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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