



PhilipWebb

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## 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

4 Belvedere Avenue, Doncaster East Vic 3109

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

#### Median sale price

Median price \$1,134,000 House X Unit Suburb Doncaster East

Period - From 01/04/2019 to 30/06/2019 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	18 Saxonwood Dr DONCASTER EAST 3109	\$998,000	14/02/2019
2	8 Gainsborough St DONCASTER EAST 3109	\$985,000	13/04/2019
3	11 Hertford Rd DONCASTER EAST 3109	\$940,000	23/03/2019

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.

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**Indicative Selling Price**

\$900,000 - \$990,000

**Median House Price**

June quarter 2019: \$1,134,000



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 643 sqm approx

Agent Comments

## Comparable Properties



**18 Saxonwood Dr DONCASTER EAST 3109 (VG)**

Agent Comments



**Price:** \$998,000

**Method:** Sale

**Date:** 14/02/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 671 sqm approx



**8 Gainsborough St DONCASTER EAST 3109 (REI/VG)**

Agent Comments



**Price:** \$985,000

**Method:** Auction Sale

**Date:** 13/04/2019

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 651 sqm approx



**11 Hertford Rd DONCASTER EAST 3109 (REI/VG)**

Agent Comments



**Price:** \$940,000

**Method:** Auction Sale

**Date:** 23/03/2019

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 708 sqm approx