

jhuang@philipwebb.com.au

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

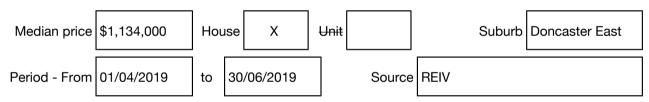
ss 4 Belvedere Avenue, Doncaster East Vic 3109 nd de

Indicative selling price

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

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

Median sale price



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.

Account - Philip Webb

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 643 sqm approx Agent Comments James Huang 03 9842 1477 0428 241 085 jhuang@philipwebb.com.au

Indicative Selling Price \$900,000 - \$990,000 Median House Price June quarter 2019: \$1,134,000

Comparable Properties



18 Saxonwood Dr DONCASTER EAST 3109 (VG)



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 Agent Comments (REI/VG)



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

Agent Comments

Price: \$940,000 Method: Auction Sale Date: 23/03/2019 Rooms: 5 Property Type: House (Res) Land Size: 708 sqm approx

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