

## 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

6/146 Beverley Street, Doncaster East Vic 3109

### Indicative selling price

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

Single price

\$769,000

### Median sale price

Median price

\$1,000,888

Property Type

Unit

Suburb

Doncaster East

Period - From

01/07/2023

to

30/09/2023

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	5/27 Dryden St DONCASTER EAST 3109	\$810,000	23/09/2023
2	301/177 Blackburn Rd DONCASTER EAST 3109	\$810,000	05/09/2023
3	6/61 Old Warrandyte Rd DONVALE 3111	\$807,000	30/10/2023

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:

16/12/2023 09:13

6/146 Beverley Street, Doncaster East Vic 3109



first  
national

Bill Schlink

Eddie Fakhri

9846 2111

0402 425 715

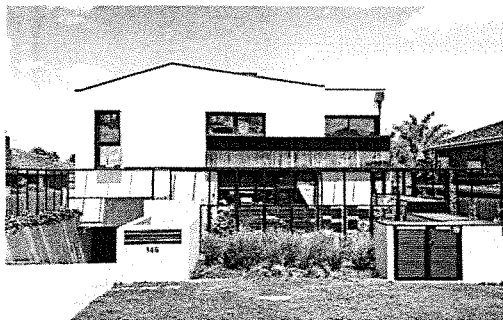
eddie@billschlink.com.au

Indicative Selling Price

\$769,000

Median Unit Price

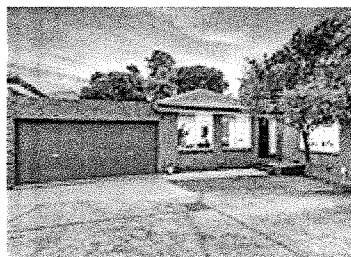
September quarter 2023: \$1,000,888



Property Type:

Agent Comments

## Comparable Properties



5/27 Dryden St DONCASTER EAST 3109 (REI) Agent Comments



Price: \$810,000

Method: Auction Sale

Date: 23/09/2023

Property Type: Unit

Land Size: 317 sqm approx



301/177 Blackburn Rd DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$810,000

Method: Private Sale

Date: 05/09/2023

Property Type: Apartment



6/61 Old Warrandyte Rd DONVALE 3111 (REI) Agent Comments



Price: \$807,000

Method: Private Sale

Date: 30/10/2023

Property Type: Unit

Land Size: 276 sqm approx

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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