

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

121 Beverley Street, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,050,000

&

\$1,155,000

Median sale price

Median price

\$1,220,000

House

X

Unit

Suburb

Doncaster East

Period - From

01/01/2018

to

31/12/2018

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	28 Celeste St DONCASTER EAST 3109	\$1,133,000	16/03/2019
2	3 Rosamond Cr DONCASTER EAST 3109	\$1,085,000	15/11/2018
3	2 Polaris Dr DONCASTER EAST 3109	\$1,100,000	29/10/2018

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.

121 Beverley Street, Doncaster East Vic 3109



3 1 2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 813 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,155,000

Median House Price

Year ending December 2018: \$1,220,000

Comparable Properties



28 Celeste St DONCASTER EAST 3109 (REI)

Agent Comments

3 1 1

Price: \$1,133,000

Method: Auction Sale

Date: 16/03/2019

Rooms: 8

Property Type: House (Res)

Land Size: 693 sqm approx

3 Rosamond Cr DONCASTER EAST 3109 (VG)

Agent Comments

2 - -

Price: \$1,085,000

Method: Sale

Date: 15/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 791 sqm approx



2 Polaris Dr DONCASTER EAST 3109 (VG)

Agent Comments

4 - -

Price: \$1,100,000

Method: Sale

Date: 29/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 654 sqm approx