

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 2/95 Bellevue Avenue, Doncaster East Vic 3109

Indicative selling price

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

Range between \$680,000 & \$720,000

Median sale price

Median price \$764,000 House Unit X Suburb Doncaster East

Period - From 01/04/2018 to 30/06/2018 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	2/17 Beverley St DONCASTER EAST 3109	\$695,000	08/09/2018
2	10/5-19 Fullwood Pde DONCASTER EAST 3109	\$690,000	18/08/2018
3	1 Jason Ct DONVALE 3111	\$685,000	22/06/2018

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.



 2  1  1

Rooms:

Property Type: Unit

Land Size: 268.80 sqm approx

Agent Comments

Indicative Selling Price

\$680,000 - \$720,000

Median Unit Price

June quarter 2018: \$764,000

Comparable Properties



2/17 Beverley St DONCASTER EAST 3109 (REI)

Agent Comments

 2  1  1

Price: \$695,000

Method: Auction Sale

Date: 08/09/2018

Rooms: -

Property Type: Unit



10/5-19 Fullwood Pde DONCASTER EAST 3109 (REI)

Agent Comments

 2  1  1

Price: \$690,000

Method: Auction Sale

Date: 18/08/2018

Rooms: -

Property Type: Villa



1 Jason Ct DONVALE 3111 (REI)

Agent Comments

 2  1  1

Price: \$685,000

Method: Private Sale

Date: 22/06/2018

Rooms: 3

Property Type: Unit

Land Size: 273 sqm approx