

# 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

128 Beverley Street, 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 \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,134,000 Property Type House 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	4 Maude Av DONCASTER EAST 3109	\$1,310,000	25/05/2019
2	12 Barbara St DONCASTER EAST 3109	\$1,280,000	17/08/2019
3	9 Pine Way DONCASTER EAST 3109	\$1,200,000	01/08/2019

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.~~

This Statement of Information was prepared on:

03/10/2019 13:19



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 720 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median House Price**  
June quarter 2019: \$1,134,000

## Comparable Properties



**4 Maude Av DONCASTER EAST 3109 (REI/VG)** **Agent Comments**



**Price:** \$1,310,000  
**Method:** Auction Sale  
**Date:** 25/05/2019  
**Property Type:** House (Res)  
**Land Size:** 793 sqm approx



**12 Barbara St DONCASTER EAST 3109 (REI)** **Agent Comments**



**Price:** \$1,280,000  
**Method:** Auction Sale  
**Date:** 17/08/2019  
**Property Type:** House (Res)  
**Land Size:** 697 sqm approx



**9 Pine Way DONCASTER EAST 3109 (REI)** **Agent Comments**



**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 01/08/2019  
**Property Type:** House  
**Land Size:** 781 sqm approx