## 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	128 Beverley Street, Doncaster East Vic 3109
Including suburb and	•
postcode	
postcode	

#### Indicative selling price

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

Range between \$1,200,000	&	\$1,300,000
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#### Median sale price

Median price	\$1,134,000	Pro	perty 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

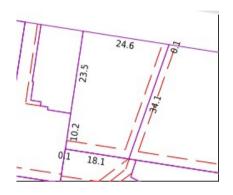
#### OR

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

**---** 3

Property Type: House (Res) Land Size: 793 sqm approx



12 Barbara St DONCASTER EAST 3109 (REI)

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)

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

Agent Comments

Account - Philip Webb



